

# HIALEAH MARKET STATION DISTRICT

## **Finding of Necessity**



Prepared for the City of Hialeah

Prepared by Carras Community Investment, Inc.

**CARRAS**  
Community Investment, Inc.

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# Purpose

## Community Redevelopment

There are over 150 Community Redevelopment Agencies (CRAs) across the State of Florida focused on eliminating and preventing slum and blight, reducing and preventing crime, and providing affordable housing in redevelopment areas.

According to Florida Statutes, a Community Redevelopment Area (CRA) is “a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment”.

By designating a set of boundaries as a CRA, local governments can create a Community Redevelopment Agency with powers and authority to eliminate slum and blight in the community. Most notably, a jurisdiction may use a portion of the property taxes within a CRA to finance redevelopment (i.e. Tax-Increment Financing). The projected “tax increment”, or difference between the current taxes generated under blighted conditions and future taxes anticipated after improvements, is set-aside in a Redevelopment Trust Fund to finance necessary public investments in the area. The Community Redevelopment Agency may also use these funds to issue revenue bonds. Eligible investments include those activities previously identified in the area’s Community Redevelopment Plan.

## Legal Framework

### Finding of Necessity Statutory Requirements

The State of Florida recognizes the potentially negative impacts to cities created by areas that do not meet quantitative and value-based expectations. These areas tend to be unsustainable and ultimately may become a burden on the jurisdiction in which they exist. The Community Redevelopment Act was created and adopted through Chapter 163 Part III, Florida Statutes as a tool to assist in remedying areas to improve the general public welfare, local tax base, and for redevelopment of specific geographic areas. The Community Redevelopment Act declares that the rehabilitation, conservation, or redevelopment of deteriorated and distressed areas are necessary in the interest of public health, safety, morals, and welfare. The Community Redevelopment Act (“Act”) provides that certain areas that reflect



conditions unsupportive of community standards may be determined locally to fall under two broad categories defined in the statute as falling under criteria that may lead to or support the continuation of “slum” and “blight”. It is important to understand that these terms have specific criteria that require a local analysis of conditions in order to determine whether a particular geographic area qualifies for the designation and would benefit from the creation of a community redevelopment area.

The Act acknowledges the need for redevelopment in economically distressed areas. The Act also creates the tools by which a local government can promote and administer change in a given area through the creation of a formal Community Redevelopment Area (CRA).

In order to qualify for establishment under the provisions of the Community Redevelopment Act, a city must prepare a “finding of necessity” also known as a “Blight Study”. The findings determine that the rehabilitation, conservation, or redevelopment of an area meets criteria broadly described as “slum” or “blighted” and is necessary in the interest of the health, safety, morals, or welfare of the residents of the community. These terms carry specific statutory references and qualifiers separate from their common understanding and use. In more general terms, the City determines through the process if targeted areas are meeting the specific vision, expectation, and or community goals. In the case Hialeah, the City is located within a charter county and as such must request and receive delegation approval from Miami-Dade County as part of the process. In addition to the Statutes, Miami-Dade County has adopted certain standards that further delineate and in some cases limit the authority conveyed to the City.

### **Florida Statutes, Chapter 163, Part III**

**163.355 Finding of necessity by county or municipality.**--No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and



(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

**In Section 163.340 F.S. the terms "slum" and "blight" are defined as follows:**

**(7) "Slum area"** means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- (c) The existence of conditions that endanger life or property by fire or other causes.

**(8) "Blighted area"** means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Inadequate and outdated building density patterns;

- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area;  
or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in Chapter 220, "blighted area" means an area as defined in this subsection.



# Overview

## The City of Hialeah

Hialeah was incorporated in 1925 on land developed by aviation pioneer Glenn Curtiss and Missouri cattleman James H. Bright. In its early years, the city was best known for Hialeah Park Race Track. Modeled after famed European racetracks and infused with tropical elements, Hialeah Park was arguably the most distinguished horse racing venue in the southern United States during much of the 20<sup>th</sup> century. Attracting notable figures such as Winston Churchill and Harry Truman, Hialeah Park was the bedrock of the local economy.

In 1959, Fidel Castro led a revolution, which overthrew the Cuban government, forcing many Cubans to seek exile in the United States. Hialeah soon became a popular destination among Cuban exiles who began transforming the city into a working-class community. The period after 1960 was marked by a surge in light manufacturing and textiles, providing gainful employment to thousands of exiles. With many immigrant families finding economic opportunity in Hialeah, the city earned its motto *La Ciudad que Progresas*, which translates to *The City of Progress*.

Manufacturing jobs eventually declined as globalization trends fueled changes in the local economy. The real estate boom of the early 2000s helped mitigate the deleterious effects of this economic restructuring with many Hialeah residents finding jobs in the construction industry. The real estate crash and subsequent financial crisis of the late 2000s significantly hurt the construction industry, the effects of which continue to hamper Hialeah's economy.

## Study Area / CRA Boundaries

The proposed community redevelopment area consists of approximately 121 acres bounded by Hialeah Drive (NW 54 Street) on the north, SR 112 on the south, SE 9<sup>th</sup> Court northward to SE 5<sup>th</sup> Street, thereafter SE 10<sup>th</sup> Avenue on the west and CSX railroad tracks on the east (See Appendix A for legal description). On the east, north, and south side of the adjacent study area the primary use is M-1 Industrial/ Light Manufacturing, while on the west it consist of R-3, R-2 Residential. The study finds the existence of physical and socioeconomic impediments to growth, development, and overall welfare of the study area as defined in Section 163.355, F.S.

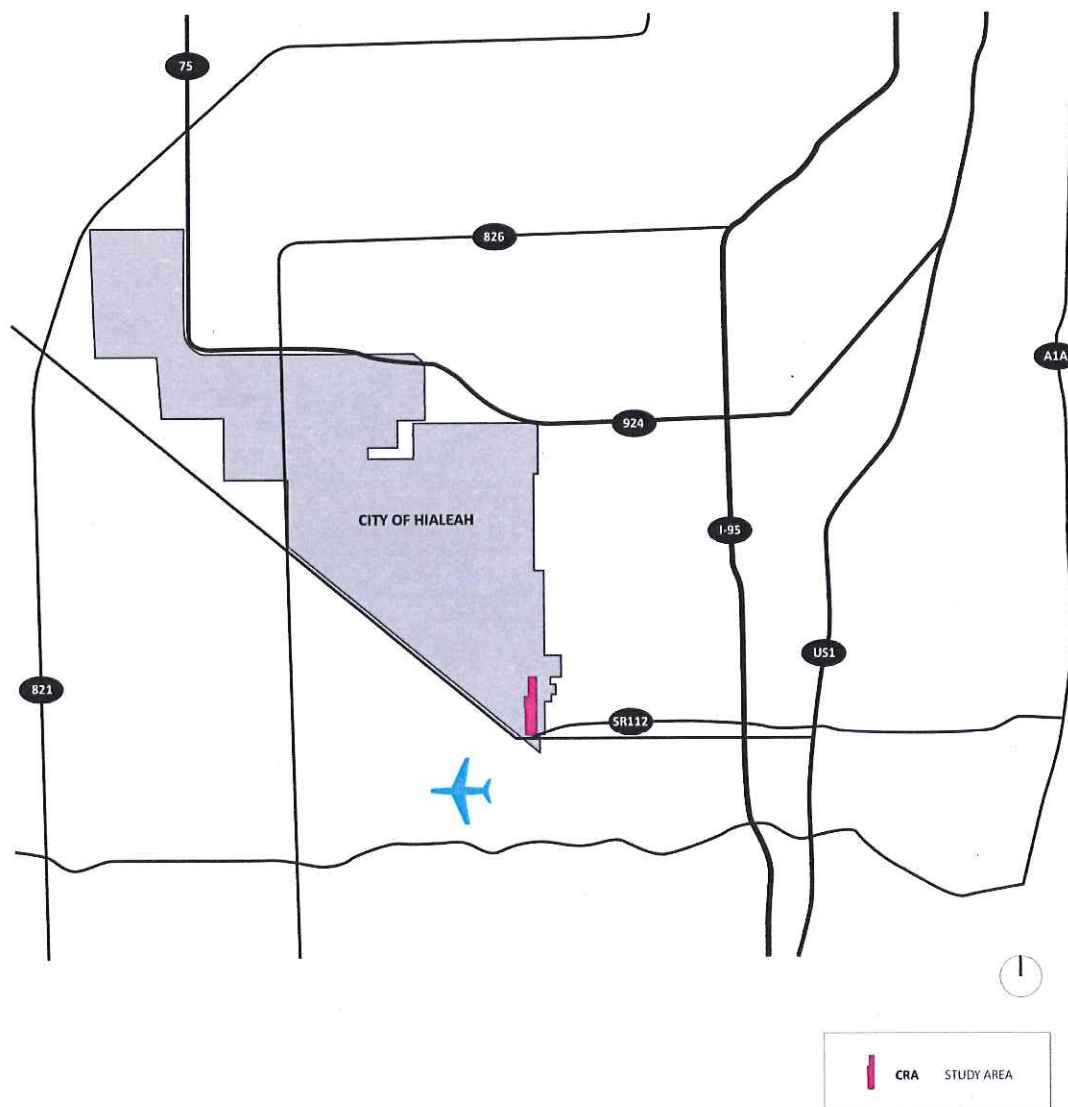
Just a few miles southwest of the proposed CRA is Miami International Airport. State Road 112 at the southern border of the study area connects Miami Beach,



downtown Miami and the Airport to Hialeah. To the east of the CRA are unincorporated areas of northwest Miami-Dade County.

Located within the proposed CRA is the Hialeah Market Tri-Rail train station. At this station is a historic Seaboard Air Line Railroad depot, which was added to the U.S. National Register of Historic Places in 1995. The station until early 2015 as the final stop on the Tri-Rail and connection point to Miami International Airport. In Spring 2015, however, the Tri-Rail line was extended to the new Miami Intermodal Center. Adjacent to the Hialeah Market Station is a private solid waste transfer point. Depending on wind patterns and strength, this waste station creates a fetid environment for Hialeah Market.

**The map presented below depicts the location of the study area within the City of Hialeah.**

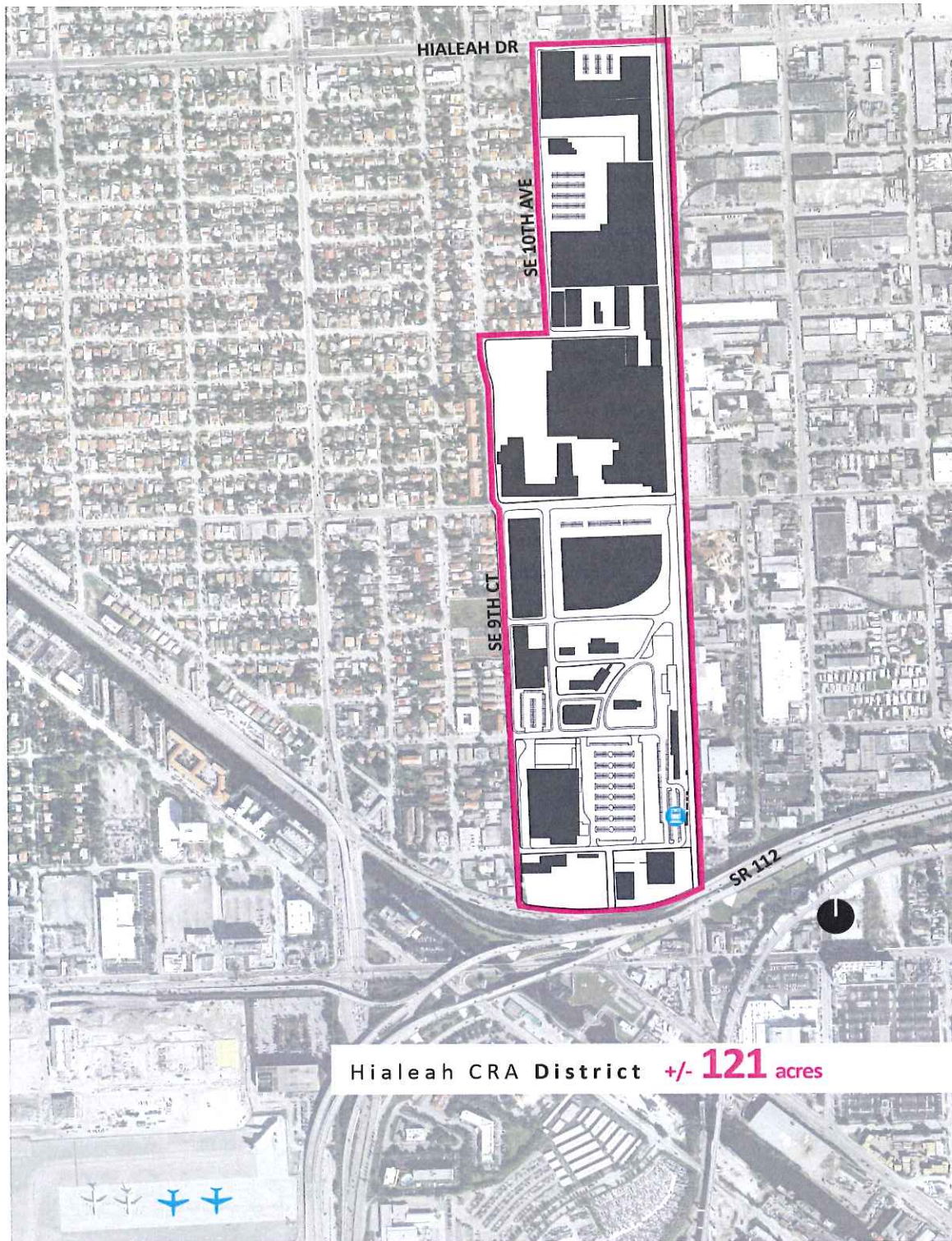


**The map on the following page depicts the boundaries of the study area in relation to the adjacent neighborhoods and the airport.**





The map below depicts a ground map in relationship to the surrounding areas.



### **Criteria for Determining Slum and Blight**

In order to designate a CRA, a governing authority must identify at least one, or in some cases, two, slum or blight conditions. The proposed Hialeah CRA meets all of the criteria for blight.

#### **Conditions of Blight:**

- Inadequate street layout, parking, roadways, bridges, or transportation
- Stagnant property appreciation
- Faulty lot layout
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Inadequate and outdated building density patterns
- Falling lease rates
- Tax or special assessment delinquency
- Higher residential and commercial vacancy rates
- More incidences of crime
- Increased in fire and emergency medical service calls
- Prevalence of code violations
- Ownership or title conditions preventing free alienability of land
- Governmentally owned property with adverse environmental conditions

# Study Area Composition

The study area includes approximately 121 acres of land. The Miami-Dade County Property Appraiser considers 4.1 acres as vacant and/or abandoned lots. The remainder of property in the study area is in private ownership. The existing land use distribution is:

23 lots M-1 Industrial/ Light Manufacturing,

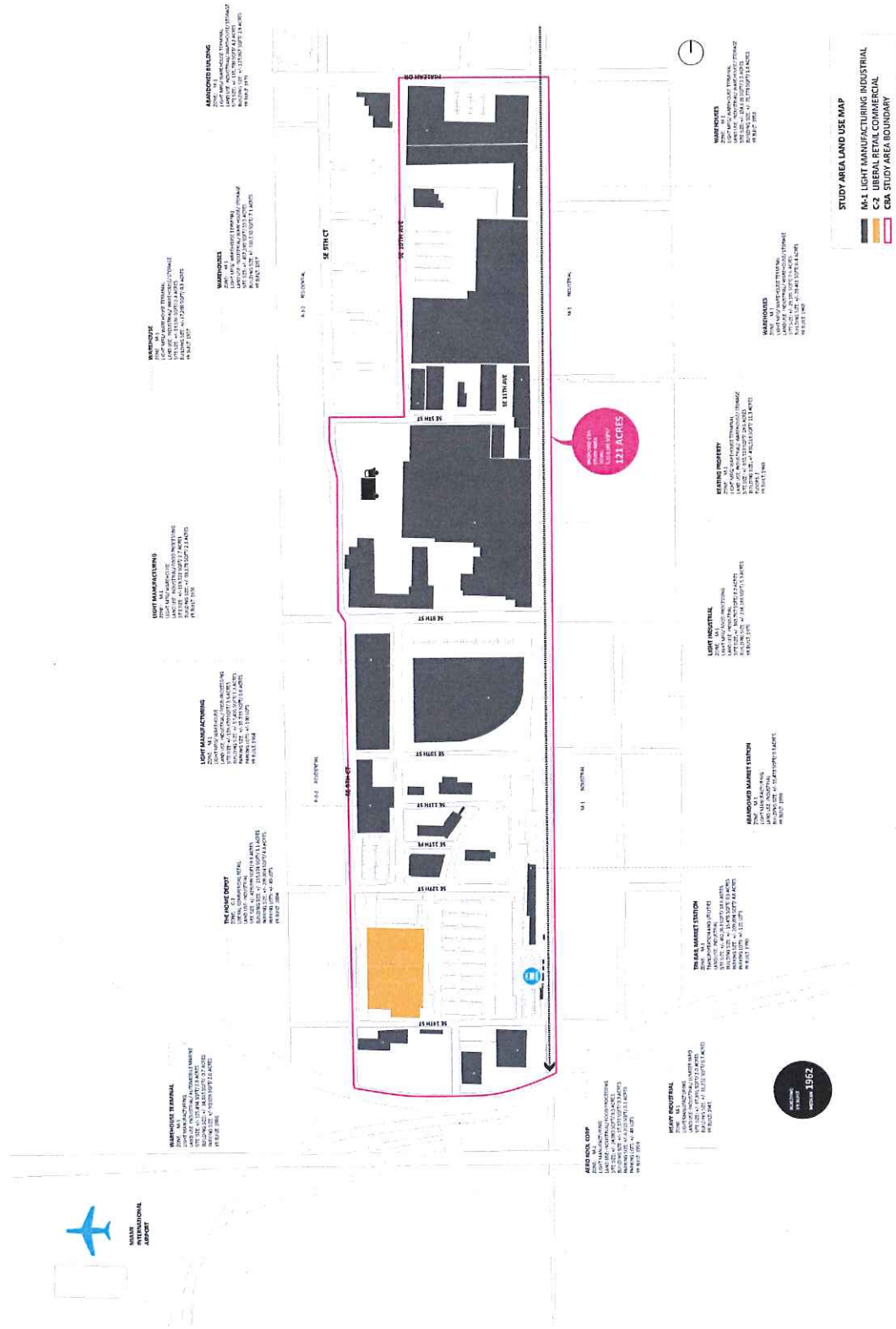
1 lot C-2 Commercial/Retail.

A detailed description of the existing land uses and site specifications is provided in the Figure on the following page.

The study area is predominantly characterized by M-1 Industrial/Light Manufacturing uses, however there is the Home Depot retail store and the Tri-Rail Market Station that differ.







# Analysis

## Demographic Conditions

*(See Appendix for detailed demographic analysis as it relates to drive time (i.e. three, five and ten minute drive time) demographics and projections)*

### Population Stagnation

Over the past ten years, Hialeah's population has grown at a much slower pace than the rest of Miami-Dade. Over that time period, the County's population, estimated at 2.6 million residents by the Florida Office of Economic and Demographic Research (EDR), increased by approximately 8% while Hialeah's population has virtually remained flat. Hialeah had 230,544 residents in 2014, representing a net growth of only 137 people since 2005. The table below illustrates the City and County population growth from 2005 to 2014.

**Figure 1. Population Comparison, 2005 – 2015**

	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005
Hialeah	230,544	229,766	227,395	226,543	224,669	226,605	228,157	228,528	228,344	230,407
City	▲ 0.3%	▲ 1.0%	▲ 0.4%	▲ 0.8%	▲ -0.9%	▲ -0.7%	▲ -0.2%	▲ 0.1%	▲ -0.9%	
Miami-Dade	2,613,692	2,582,375	2,551,290	2,516,537	2,496,435	2,472,344	2,477,289	2,462,292	2,437,022	2,422,075
County	▲ 1.2%	▲ 1.2%	▲ 1.4%	▲ 0.8%	▲ 1.0%	▲ -0.2%	▲ 0.6%	▲ 1.0%	▲ 0.6%	

*All figures are estimates, except for 2010 (Census)*

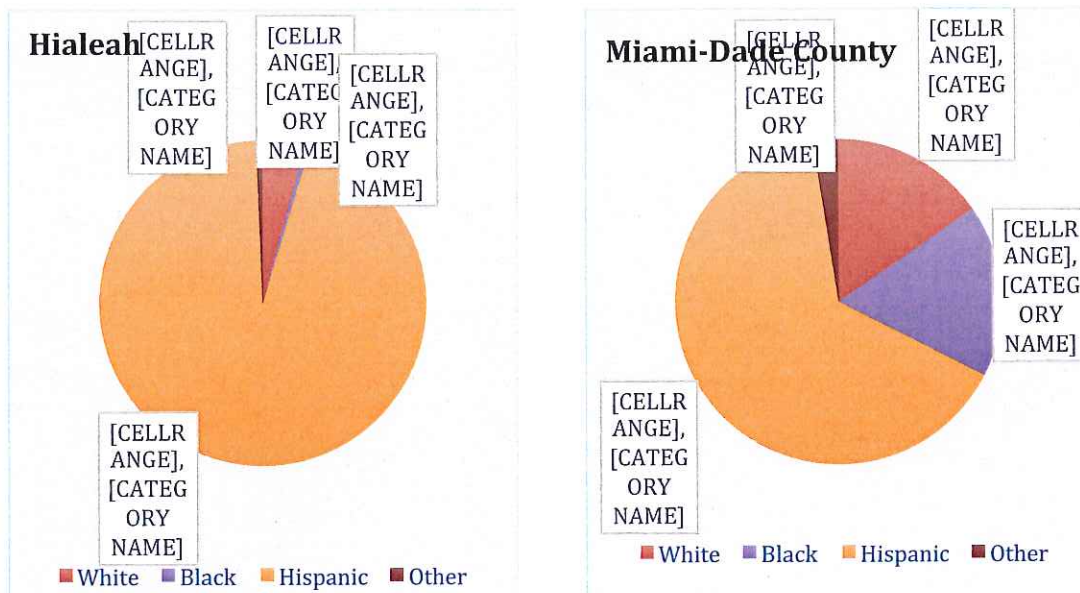
*Source: Florida Office of Economic & Demographic Research; U.S. Census Bureau, 2010 Census*

### Minority Concentration

The composition of Hialeah's population began shifting in the 60s and 70s. White residents moved north and to neighboring suburbs, making room for growing Hispanic populations. The City soon became a predominantly minority community comprised almost entirely of Hispanics. By 2010, the U.S. Census estimated that 96% of the City's population was Hispanic, black or some other minority. The following graphs show the minority distribution for the County and the City.



**Figure 2. Population by Type (County and City)**

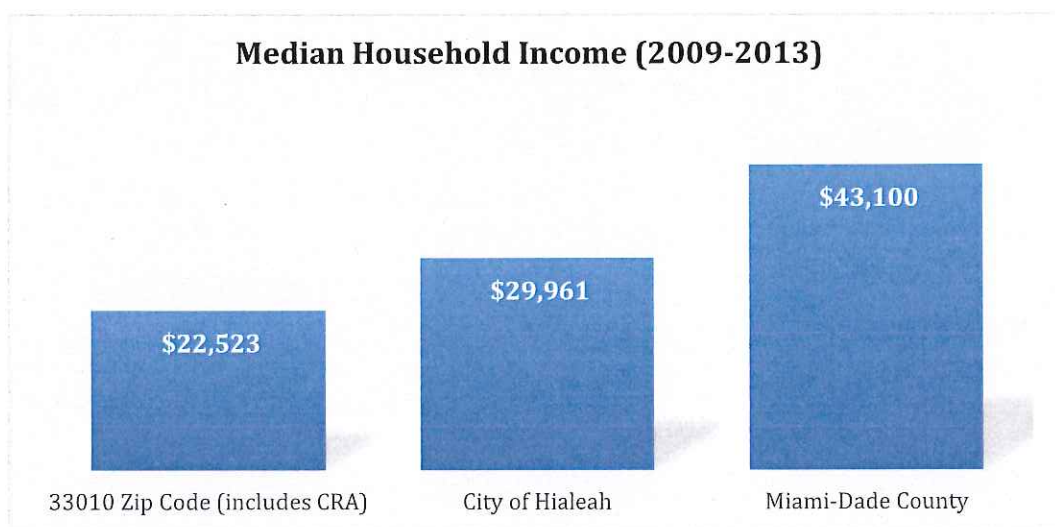


Source: U.S. Census Bureau, 2010 Census

### Low-Income Concentration

The 33010 Zip Code in Hialeah, whose approximately 15,200 residents include those living adjacent to the proposed Community Redevelopment Agency, has a median household income of \$22,523. This is \$7,438 less than the median income for the city as a whole, signaling that this section of Hialeah is one of the most impoverished in the region. The median household income in 33010 is nearly half the median income for Miami-Dade County.

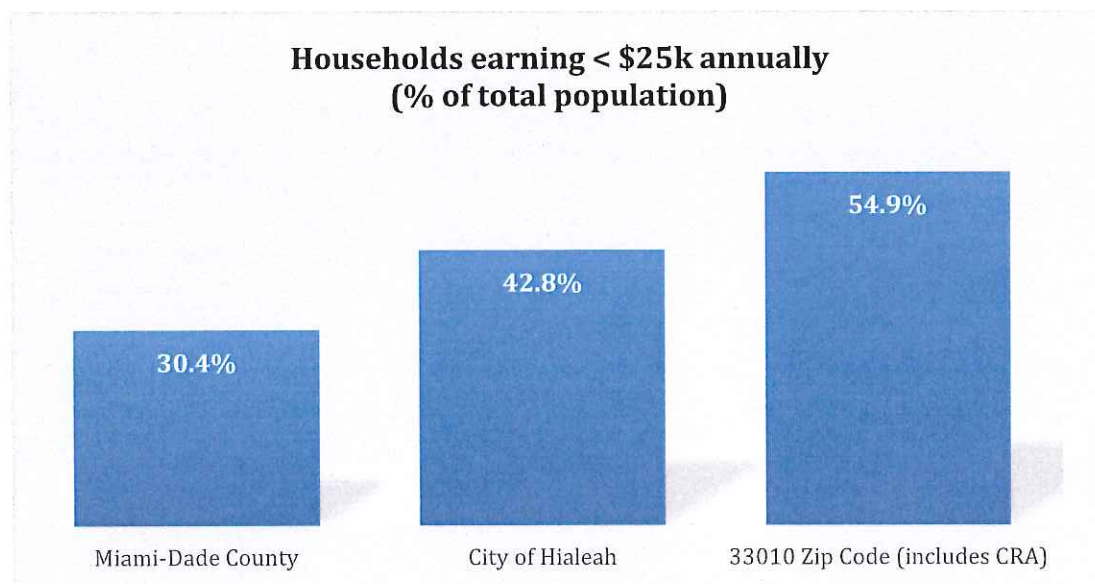
**Figure 3. Median Household Income Comparison, 2009-2013**



*Source: American Communities Survey 5-year Survey*

Approximately 29.5% of families living in the 33010 zip code have household incomes below the federal poverty level, compared to 21.7% in Hialeah. 54.9% of households in this section of Hialeah earn less than \$25,000 annually, compared to 30.4% of households in Miami-Dade.

**Figure 4. Comparison of Households earning <\$25k annually**

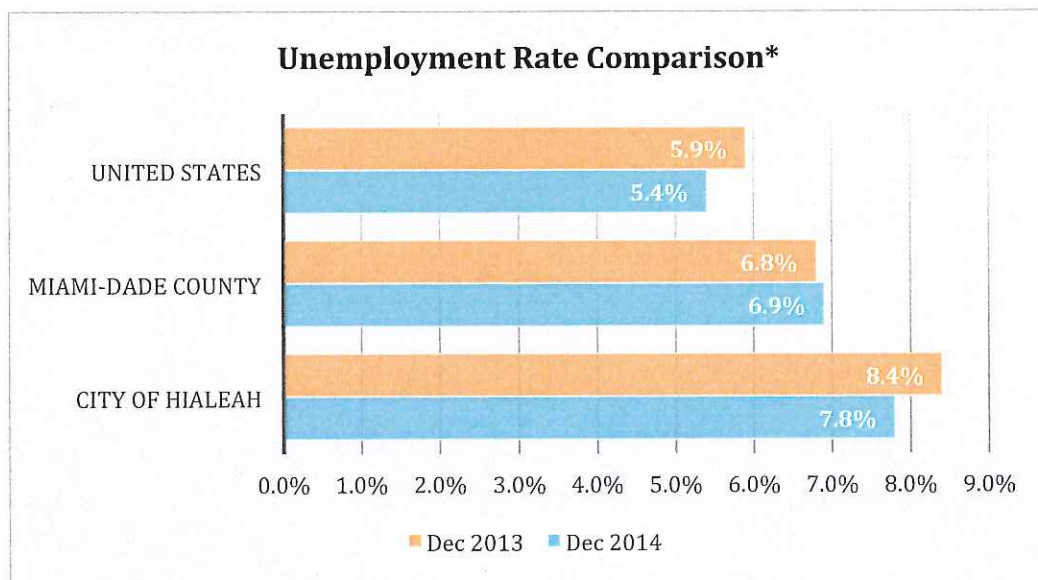


## Social Problems

### Poverty

Employment levels in the City of Hialeah have lagged behind both national and county levels. The unemployment rate in the City of Hialeah stood at 7.8% at the end of 2014, well above the 5.4% national rate. Figure 5 on the next page provides a snapshot of unemployment levels for Hialeah, the County and the U.S.

**Figure 5. Unemployment Rate Comparison, 2013-2014**



*\*Seasonally unadjusted rates*

*Source: U.S. Bureau of Labor Statistics*

The poverty rate in the City of Hialeah is 24.% as of 2013 with a median income of \$28,961 as of 2013, 60% of the national median income. Note: There are no residents in the proposed CRA district thus city-wide indicators are provided relative to poverty and income.

### Crime

The number of violent crimes in the City of Hialeah have decreased by about 15% since 2010. Meanwhile, violent crimes have increased in the proposed CRA district during this time period, from a total of 322 in 2010 to 327 in 2014. As you might expect in a blighted industrial zone, larceny represents a greater share of violent crimes in the CRA district than for the city as a whole.



**Figure 6. Violent crimes, CRA district. 2010-2014**

Category	2010	2011	2012	2013	2014
Arson	0	1	0	1	0
Assault - Aggravated	13	20	13	17	14
Burglary	52	46	54	41	28
Homicide	0	0	1	0	1
Larceny	203	190	195	225	228
Motor Vehicle Theft	41	61	27	26	28
Robbery	12	8	10	10	14
Sex Crime - Rape	1	3	4	1	14
<b>TOTAL CRIME</b>	<b>322</b>	<b>329</b>	<b>304</b>	<b>321</b>	<b>327</b>

*Source: Hialeah Police Department*

### **Housing Assessment**

Across from the CRA's western boundaries (SE 9<sup>th</sup> Court and SE 10<sup>th</sup> Avenue), residential properties abut industrial zones. Along these two roads, there are approximately 10 single-family homes, 14 duplexes, 5 multi-family buildings and a 36 unit condo development. In total, about 100 families live across the street from manufacturing hubs and warehouses.

According to estimates from Esri's community analyst tool, there are 12,417 housing units within a 5 minute drive from the center of the CRA. 7.9% of these units are vacant and 37.1% are owner occupied (with the rest being renter occupied). By contrast, 4% of housing units are vacant in Hialeah and only 3.2% are vacant in Miami-Dade County. Meanwhile, 48.6% of housing units in Hialeah are owner occupied as are 55.8% of housing units in Miami-Dade County. Ownership rates are generally linked to neighborhood stability, with low levels often signaling a variety of social problems (e.g. poverty, unemployment).

### **Physical Conditions**

According to Miami-Dade County Property Appraiser records, there are currently 36 properties zoned for commercial use within the CRA boundaries, including one stand-alone parking lot and one vacant lot. The CRA boundaries encompass 0.14 square miles, or about 1% percent of the City's total square mileage.

The median year of construction for properties in the CRA is 1959; 17 of the 34 occupied properties were built before 1960 while 10 were built in the 1960s. By contrast, the median year of construction for housing units is 1973 in Hialeah and 1976 in Miami-Dade County. Most properties in the CRA have stood for more than

50 years, giving rise to concerns over physical conditions. Deteriorating facades and decaying infrastructure are common throughout the district.

The two most common types of land usage in the CRA are warehouse/storage terminals and light manufacturing/food processing. There are very few retail options within and around the CRA district. The 18,500 square foot Hialeah Market building sits on a massive, 462,363 square foot lot owned by Florida's Department of Transportation. Most of this lot is undeveloped and a portion of it sits adjacent to a vacant lot currently used as a makeshift bus depot. This underutilized land would provide good opportunity for transit-oriented development that brings retail and lifestyle options for nearby residents.

### **Economic Indicators**

Since 2012, market values have declined for 27 out of the 36 properties in the CRA (see table in Appendix). The average decline per property has been 9.1%. Aggregate assessed property values declined from \$57.5 million in 2012 to \$56.5 million in 2014, approximately 1.5%. Property values have been declining across Hialeah for several years and have failed to show any appreciable increase over the past five years.

### **Fiscal Impact**

As the City developed the CRA boundaries, it was important to:

- 1) Target redevelopment efforts
- 2) Focus on areas of need
- 3) Ensure the success of CRA
- 4) Maintain adequate revenue for the City

### **Financing Improvements**

The primary tool of a CRA is their ability to generate funding through Tax Increment Financing (TIF). The projected "tax increment", or difference between the current taxes generated under blighted conditions and future taxes anticipated after improvements, can be used to finance necessary public investments in the CRA.

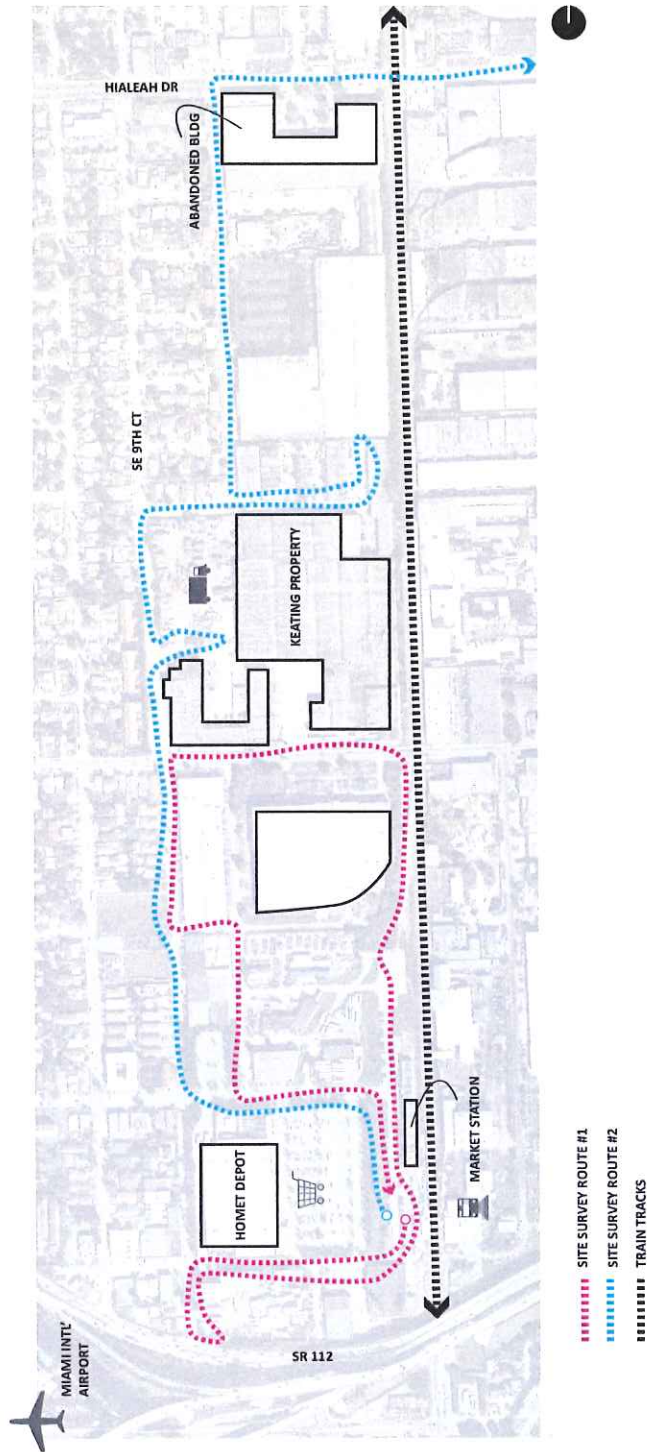
TIF is dependent upon the increase in property values. If there is no increase in value from one year to the next, then there is no TIF. This is of particular concern in the current economy, as decreases in property values are coupled with increases in tax exemptions. The result is a loss in tax revenue for Counties, Cities, and CRAs.

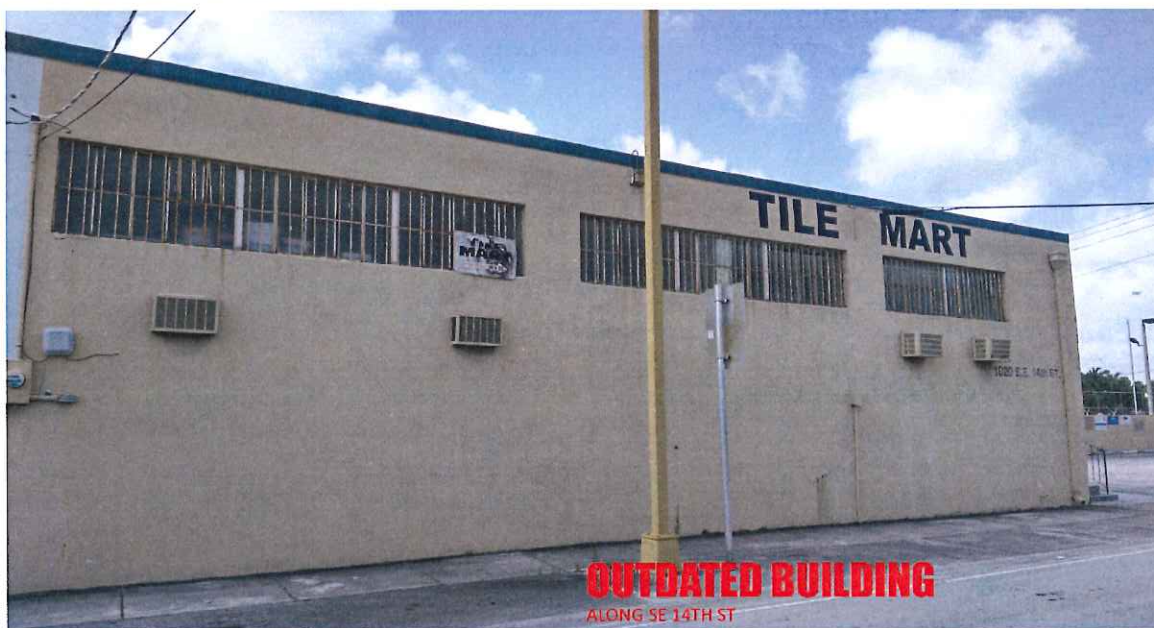
However, a down economy can also be a good time to start a CRA. The CRA may not be able to capture immediate TIF, but, by freezing property values at historic lows, the CRA will fully take advantage of rise in values in the future rise.



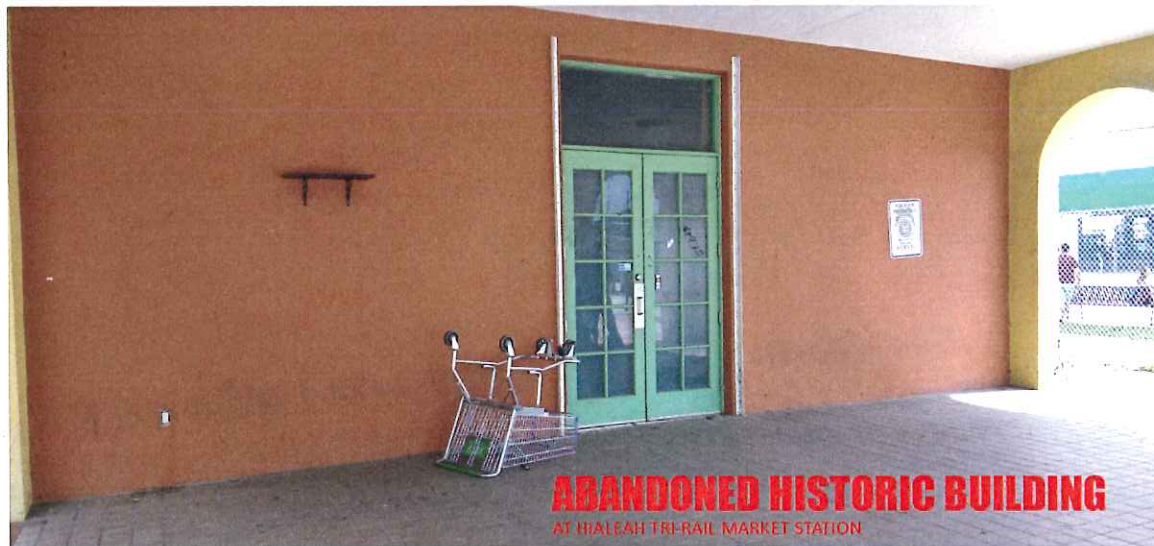
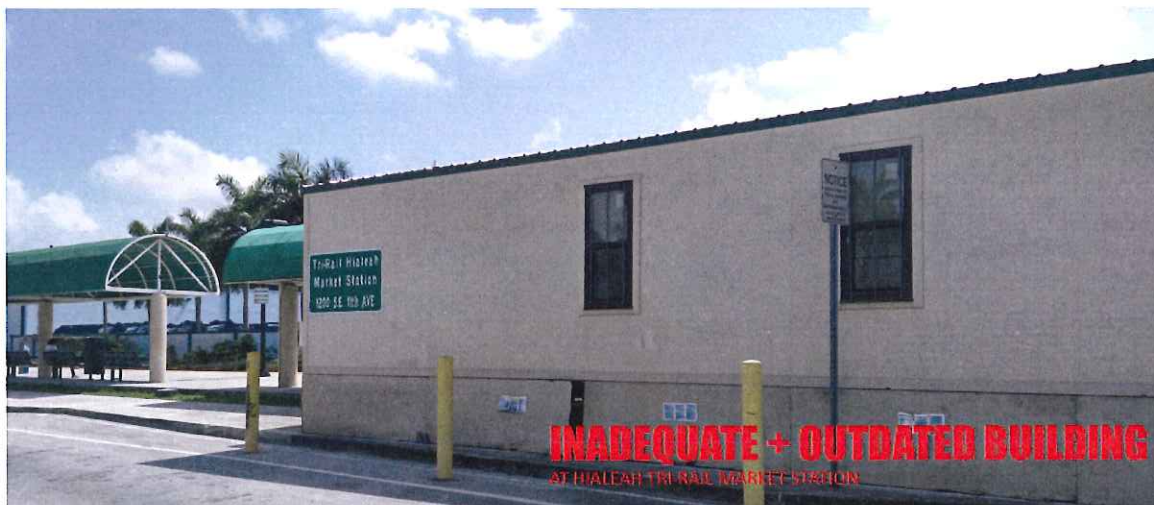
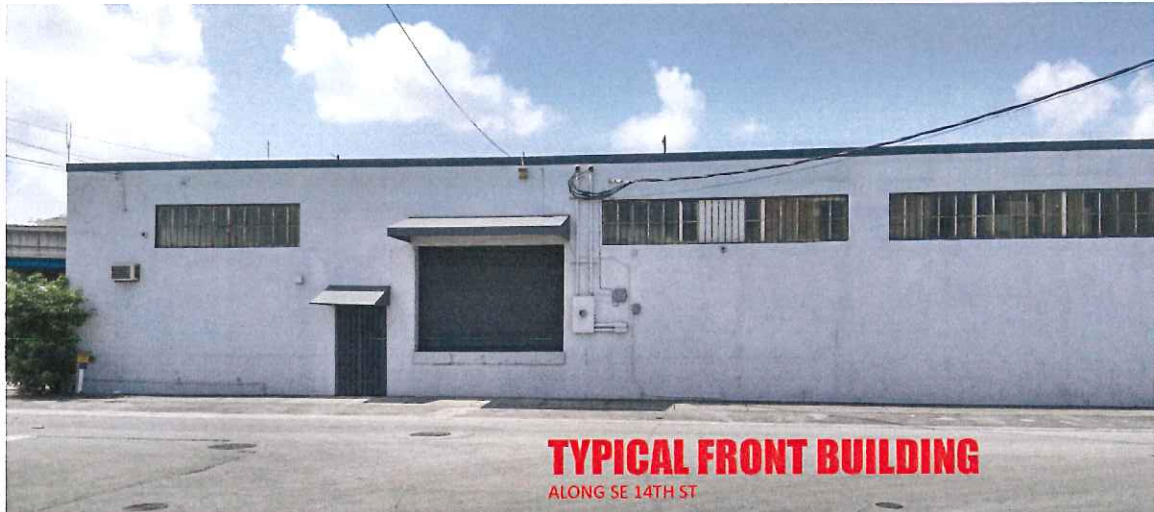
# Site Reconnaissance

The following images illustrate real time photographs of the study area that were assessed during the site visits.

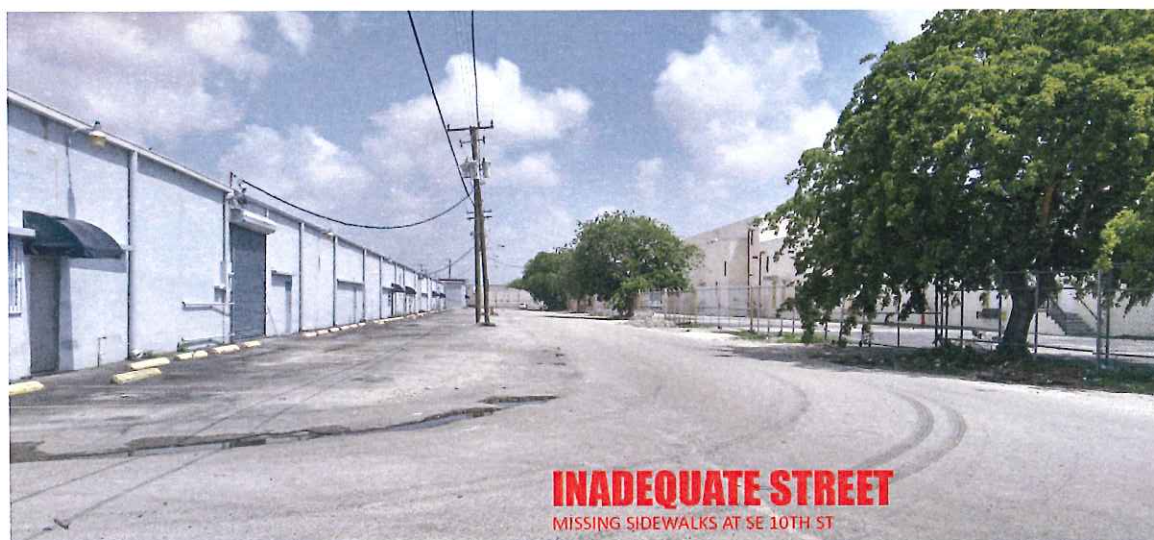




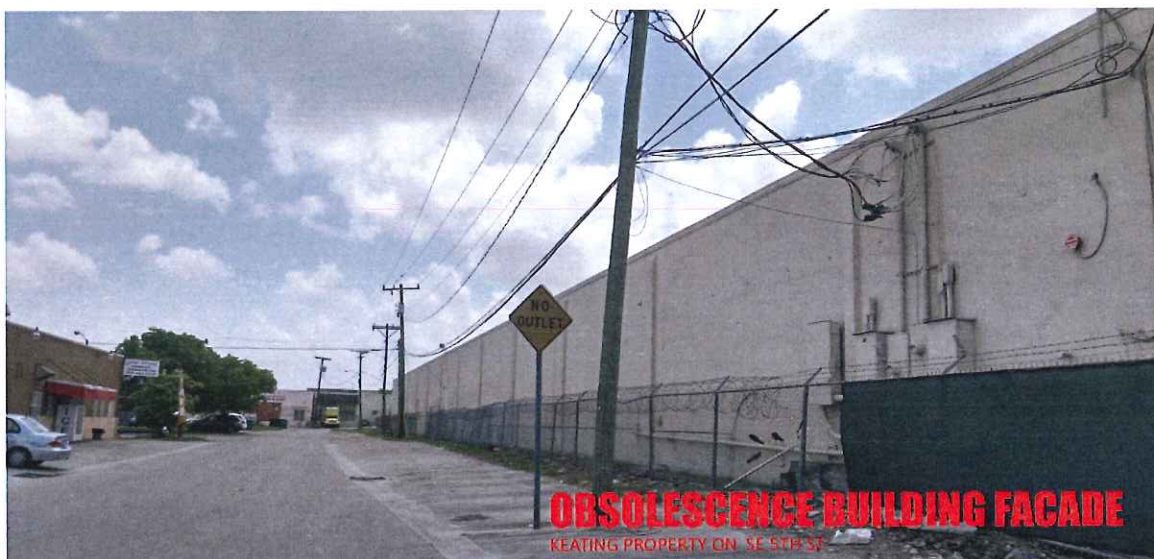


















# Recommendations

## Summary

In accordance with Florida Statutes, CCI, Inc. completed a comprehensive analysis of conditions within the City of Hialeah and determined that the redevelopment of the community is necessary to ensure the safety and economic welfare of residents. The findings are documented throughout this report. The CRA met all of the measures for blight.

## Next Steps

CCI, Inc. recommends that the City Commission approve the *Finding of Necessity* by resolution. The City must give proper notice for the public hearing and inform all other taxing authorities of their desire to approve the findings 15 days prior to the actual adoption of the report. Next, the Finding of Necessity must be approved by the Miami-Dade County Commission. The County follows a three tiered process, meeting first with the TIF Committee, then with the Commission Committee, and finally with the County Commission. During this process, the City in conjunction with the Consultant will complete the CRA Plan. The process will include extensive public input through neighborhood meetings and charrettes, market analysis, further analysis of existing conditions and land use and design guidelines and principles. Once both the Finding of Necessity and CRA Plan have been approved, the City will develop a Redevelopment Trust Fund for purposes of funding projects within the CRA.

# Appendix

- A. CRA Boundaries Legal Description
- B. Properties in CRA
- C. Demographic Analysis
- D. Just Values for Proposed CRA District 2010-2014

## A. CRA Boundaries Legal Description

### City of Hialeah Proposed CRA Boundary

#### Legal Description (CRA Boundary):

A portion of the Northeast One Quarter (NE. 1/4) and the Southeast One Quarter (SE. 1/4) of Section 20, Township 53 South, Range 41 East, City of Hialeah, Miami-Dade County Florida.

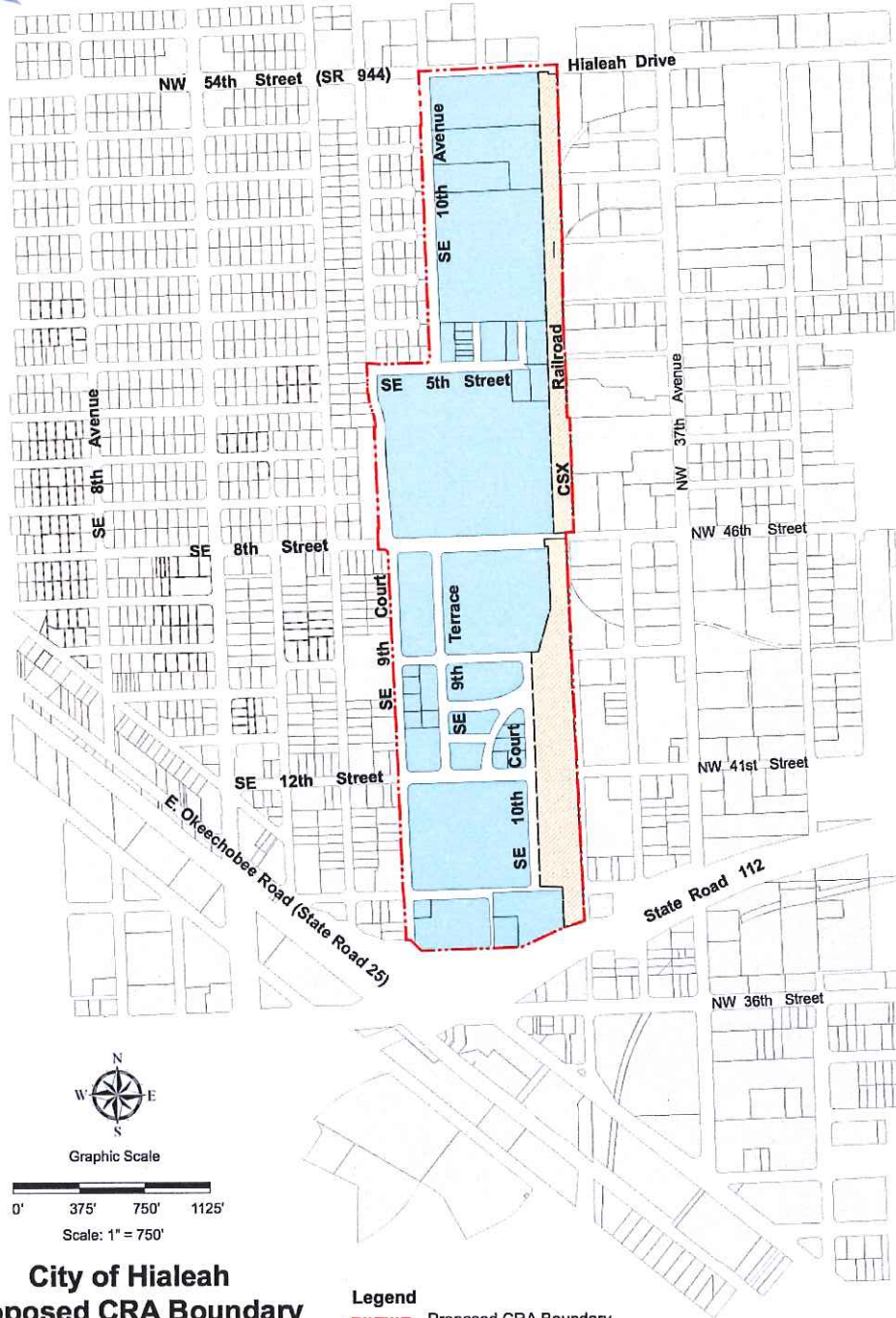
Beginning at the intersection of the centerline of Hialeah Drive (S.R. 944 / N.W. 54th Street) with the westerly right-of-way line of S.E. 10th Avenue; thence proceed easterly along the centerline of Hialeah Drive (S.R. 944 / N.W. 54th Street) to the point of intersection with the easterly CSX Railroad right-of-way line, as shown on Right of Way Map for CSX Railroad, Section 87270-2477, last revised 10-17-91, thence proceed southerly along said easterly right-of-way line; thence proceed westerly along the northerly limited access right-of-way line of State Road No. 25, as shown on Right of Way Map for State Road 25, Section 87090-2501, last revised on 07-1960 and recorded in Plat Book 73, at Page 67, of the Public records of Miami-Dade County, Florida; thence proceed northerly along the westerly right-of-way line of S.E. 9th Court; thence proceed westerly along the southerly right-of-way line of S.E. 8th Street; thence proceed northerly along the westerly right-of-way line of S.E. 9th Court; thence proceed easterly along northerly right-of-way line of S.E. 5th Street; thence proceed northerly along the westerly right-of-way line of S.E. 10th Avenue ending at the point of beginning.

11-4-15





Biscayne Engineering Company, Inc.



**City of Hialeah**  
**Proposed CRA Boundary**

**Legend**  
- - - - - Proposed CRA Boundary

11-4-15

## B. Properties in CRA

Address	'14 Mkt Val	'13 Mkt Val	'12 Mkt Val	Δ '12-'14	Year Built	Primary Land Use
950 SE 12 ST	\$11,485,000	\$11,485,000	\$10,100,000	13.7%	2004	1111 STORE : RETAIL OUTLET
725 SE 9 CT	\$9,500,000	\$10,270,039	\$11,270,000	-15.7%	1960	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
213 SE 10 AVE	\$8,000,000	\$6,800,000	\$7,191,000	11.3%	1957	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
1000 SE 8 ST	\$7,180,000	\$7,180,000	\$7,180,000	0.0%	1976	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
1000 HIALEAH	\$3,700,000	\$3,700,000	\$4,200,000	-11.9%	1970	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
155 SE 10 AVE	\$2,800,000	\$2,380,000	\$2,380,000	17.6%	1958	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
950 SE 8 ST	\$2,654,836	\$2,433,115	\$2,875,570	-7.7%	1956	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
1415 SE 10 AVE	\$1,127,147	\$1,039,156	\$1,186,451	-5.0%	1945	4236 HEAVY INDUSTRIAL : HEAVY IND OR LUMBER YARD
1401 SE 9TH CT	\$1,000,990	\$906,929	\$1,104,609	-9.4%	2007	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
1001 SE 11 ST 1	\$888,515	\$729,120	\$923,478	-3.8%	1955	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
1001 HIALEAH	\$830,000	\$830,000	\$770,000	7.8%	1957	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
205 SE 10 AVE	\$620,243	\$521,791	\$734,800	-15.6%	1965	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
1075 HIALEAH	\$581,978	\$434,072	\$608,446	-4.4%	1968	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
1495 SE 10 AVE	\$542,779	\$521,932	\$706,080	-23.1%	1959	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
995 SE 12 ST 12	\$521,330	\$521,330	\$521,330	0.0%	1959	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
420 SE 11 AVE	\$519,781	\$445,294	\$533,596	-2.6%	1960	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
1025 SE 5 ST	\$472,729	\$417,888	\$551,683	-14.3%	1957	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
987 SE 11 PL	\$464,050	\$464,050	\$464,050	0.0%	1961	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
1050 SE 5 ST	\$453,540	\$350,265	\$414,875	9.3%	1957	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
1070 SE 9 TER	\$430,085	\$354,835	\$499,402	-13.9%	1967	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
1025 HIALEAH	\$419,616	\$366,999	\$408,897	2.6%	2005	2626 SERVICE STATION : SERVICE STATION - AUTOMOTIVE
1035 SE 5 ST	\$415,642	\$347,447	\$442,353	-6.0%	2000	2413 INSURANCE COMPANY : OFFICE BUILDING
1040 SE 5 ST	\$391,170	\$290,880	\$452,513	-13.6%	1981	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
1171 SE 10 CT 1	\$293,775	\$222,077	\$329,235	-10.8%	1955	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
1100 SE 9 TER	\$225,464	\$203,183	\$290,917	-22.5%	1966	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
1035 SE 9 CT	\$210,242	\$187,764	\$273,554	-23.1%	1964	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
1077 SE 9 CT	\$210,242	\$187,764	\$273,554	-23.1%	1964	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
1005 SE 9 CT	\$130,679	\$116,583	\$170,034	-23.1%	1964	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
400 SE 10 CT	\$112,816	\$99,748	\$141,413	-20.2%	1959	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
418 SE 10 CT	\$90,736	\$78,756	\$114,704	-20.9%	1959	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
470 SE 10 CT	\$85,364	\$75,564	\$107,015	-20.2%	1959	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
454 SE 10 CT	\$73,156	\$64,156	\$92,313	-20.8%	1959	4132 LIGHT MANUFACTURING : LIGHT MFG & FOOD PROCESSING
472 SE 10 CT	\$59,742	\$52,120	\$75,434	-20.8%	1959	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
436 SE 10 CT	\$56,262	\$49,727	\$70,649	-20.4%	1959	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE



This map illustrates the Miami area with various school districts and travel time zones. A central brown area is labeled '3 minutes', a green area to the west is labeled '5 minutes', and a blue area to the northwest is labeled '10 minutes'. The map includes labels for Miami Springs, Virginia Gardens, Miami, and various highways like I-95 and SR-934.





## Demographic and Income Comparison Profile

Study Area Drive Time  
858 SE 9th Ter, Hialeah, Florida, 33010  
Drive Times: 3, 5, 10-minute radii

Latitude: 25.81529

Longitude: -80.26107

	3 minutes	5 minutes	10 minutes
<b>Population Summary</b>			
2000 Total Population	10,832	35,294	255,338
2010 Total Population	11,264	36,498	258,785
2014 Total Population	11,352	37,354	266,836
2014 Group Quarters	159	464	5,650
2019 Total Population	11,728	39,033	280,974
2014-2019 Annual Rate	0.65%	0.88%	1.04%
<b>Household Summary</b>			
2000 Households	3,473	11,086	82,479
2000 Average Household Size	3.09	3.12	2.99
2010 Households	3,570	11,552	85,164
2010 Average Household Size	3.11	3.12	2.97
2014 Households	3,576	11,774	87,484
2014 Average Household Size	3.13	3.13	2.99
2019 Households	3,693	12,317	92,310
2019 Average Household Size	3.13	3.13	2.98
2014-2019 Annual Rate	0.65%	0.91%	1.08%
2010 Families	2,621	8,275	59,522
2010 Average Family Size	3.42	3.50	3.40
2014 Families	2,621	8,403	60,830
2014 Average Family Size	3.43	3.52	3.42
2019 Families	2,700	8,758	63,899
2019 Average Family Size	3.44	3.52	3.42
2014-2019 Annual Rate	0.60%	0.83%	0.99%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,658	11,820	87,954
Owner Occupied Housing Units	51.1%	43.8%	38.8%
Renter Occupied Housing Units	43.8%	50.0%	55.0%
Vacant Housing Units	5.1%	6.2%	6.2%
2010 Housing Units	3,756	12,417	92,518
Owner Occupied Housing Units	48.5%	41.3%	35.8%
Renter Occupied Housing Units	46.5%	51.7%	56.2%
Vacant Housing Units	5.0%	7.0%	7.9%
2014 Housing Units	3,797	12,788	95,526
Owner Occupied Housing Units	43.7%	37.1%	32.0%
Renter Occupied Housing Units	50.4%	55.0%	59.6%
Vacant Housing Units	5.8%	7.9%	8.4%
2019 Housing Units	3,931	13,415	100,657
Owner Occupied Housing Units	43.4%	36.8%	31.7%
Renter Occupied Housing Units	50.5%	55.1%	60.0%
Vacant Housing Units	6.1%	8.2%	8.3%
<b>Median Household Income</b>			
2014	\$28,806	\$26,912	\$24,717
2019	\$35,684	\$32,333	\$28,068
<b>Median Home Value</b>			
2014	\$175,759	\$171,850	\$173,196
2019	\$209,976	\$207,274	\$212,466
<b>Per Capita Income</b>			
2014	\$12,254	\$12,292	\$12,039
2019	\$14,046	\$14,088	\$13,665
<b>Median Age</b>			
2010	41.1	40.0	39.9
2014	41.9	40.7	40.5
2019	42.1	40.7	40.5

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

	3 minutes	5 minutes	10 minutes
<b>2014 Households by Income</b>			
Household Income Base	3,576	11,772	87,466
<\$15,000	24.7%	29.9%	31.5%
\$15,000 - \$24,999	19.9%	17.1%	18.9%
\$25,000 - \$34,999	12.0%	12.5%	13.9%
\$35,000 - \$49,999	15.8%	14.1%	14.2%
\$50,000 - \$74,999	17.5%	14.8%	11.5%
\$75,000 - \$99,999	5.2%	5.7%	4.5%
\$100,000 - \$149,999	3.2%	4.0%	3.4%
\$150,000 - \$199,999	0.9%	1.0%	1.1%
\$200,000+	0.8%	0.9%	1.0%
Average Household Income	\$38,883	\$38,548	\$36,017
<b>2019 Households by Income</b>			
Household Income Base	3,693	12,315	92,292
<\$15,000	23.9%	28.7%	31.0%
\$15,000 - \$24,999	15.0%	12.8%	14.4%
\$25,000 - \$34,999	10.0%	10.8%	12.4%
\$35,000 - \$49,999	16.5%	15.0%	15.5%
\$50,000 - \$74,999	21.1%	17.5%	13.7%
\$75,000 - \$99,999	7.0%	7.6%	6.1%
\$100,000 - \$149,999	4.0%	4.9%	4.2%
\$150,000 - \$199,999	1.2%	1.4%	1.5%
\$200,000+	1.2%	1.2%	1.4%
Average Household Income	\$44,796	\$44,320	\$41,087
<b>2014 Owner Occupied Housing Units by Value</b>			
Total	1,661	4,745	30,561
<\$50,000	3.0%	3.8%	4.5%
\$50,000 - \$99,999	13.7%	15.8%	16.6%
\$100,000 - \$149,999	21.1%	21.1%	20.4%
\$150,000 - \$199,999	23.8%	21.2%	18.4%
\$200,000 - \$249,999	18.2%	16.1%	15.3%
\$250,000 - \$299,999	8.3%	8.3%	9.8%
\$300,000 - \$399,999	6.4%	7.9%	8.9%
\$400,000 - \$499,999	2.2%	3.0%	3.2%
\$500,000 - \$749,999	2.1%	1.9%	2.0%
\$750,000 - \$999,999	0.3%	0.3%	0.3%
\$1,000,000 +	0.9%	0.6%	0.6%
Average Home Value	\$202,273	\$198,214	\$201,144
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	1,706	4,931	31,873
<\$50,000	1.5%	2.2%	2.5%
\$50,000 - \$99,999	6.8%	8.5%	9.1%
\$100,000 - \$149,999	13.7%	14.4%	13.8%
\$150,000 - \$199,999	23.2%	21.7%	19.5%
\$200,000 - \$249,999	24.4%	22.0%	20.6%



\$250,000 - \$299,999	11.8%	11.6%	13.2%
\$300,000 - \$399,999	8.8%	10.6%	11.7%
\$400,000 - \$499,999	3.5%	4.3%	4.6%
\$500,000 - \$749,999	4.0%	3.1%	3.4%
\$750,000 - \$999,999	1.1%	0.7%	0.8%
\$1,000,000 +	1.3%	0.9%	0.8%
Average Home Value	\$247,934	\$237,809	\$241,655

**Data Note:** Income represents the preceding year, expressed in current dollars. Household Income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

*Source: U.S. Census Bureau Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.*

	3 minutes	5 minutes	10 minutes
<b>2010 Population by Age</b>			
Total	11,263	36,498	258,785
0 - 4	5.9%	6.0%	6.0%
5 - 9	5.0%	5.6%	5.5%
10 - 14	5.4%	5.9%	5.6%
15 - 24	12.6%	13.5%	13.4%
25 - 34	12.0%	12.1%	12.6%
35 - 44	15.1%	14.5%	14.2%
45 - 54	15.4%	15.0%	14.8%
55 - 64	11.7%	10.9%	10.9%
65 - 74	9.0%	8.6%	8.7%
75 - 84	5.9%	6.0%	6.1%
85 +	2.0%	2.0%	2.2%
18 +	80.3%	78.6%	79.2%
<b>2014 Population by Age</b>			
Total	11,353	37,353	266,836
0 - 4	5.8%	5.8%	5.9%
5 - 9	5.5%	5.9%	5.9%
10 - 14	5.2%	5.8%	5.5%
15 - 24	11.5%	12.6%	12.4%
25 - 34	13.1%	13.0%	13.6%
35 - 44	13.6%	13.0%	13.0%
45 - 54	15.6%	15.3%	14.9%
55 - 64	12.7%	12.2%	11.9%
65 - 74	8.9%	8.4%	8.7%
75 - 84	5.9%	5.8%	6.0%
85 +	2.2%	2.2%	2.3%
18 +	80.2%	78.8%	79.4%
<b>2019 Population by Age</b>			
Total	11,730	39,033	280,973
0 - 4	6.0%	6.0%	6.1%
5 - 9	5.5%	5.9%	5.8%
10 - 14	5.8%	6.1%	6.0%
15 - 24	11.2%	12.0%	11.6%
25 - 34	12.7%	13.0%	13.5%
35 - 44	12.5%	12.1%	12.4%
45 - 54	14.2%	13.8%	13.4%
55 - 64	13.5%	13.2%	12.9%
65 - 74	10.0%	9.5%	9.8%
75 - 84	6.3%	6.1%	6.2%
85 +	2.3%	2.3%	2.4%
18 +	79.4%	78.3%	78.8%
<b>2010 Population by Sex</b>			
Males	5,667	18,075	128,077
Females	5,597	18,423	130,708
<b>2014 Population by Sex</b>			
Males	5,716	18,511	132,275
Females	5,635	18,843	134,561
<b>2019 Population by Sex</b>			
Males	5,890	19,304	139,142
Females	5,838	19,728	141,832



	3 minutes	5 minutes	10 minutes
<b>2010 Population by Race/Ethnicity</b>			
Total	11,264	36,498	258,786
White Alone	78.6%	72.8%	71.4%
Black Alone	16.1%	21.6%	22.1%
American Indian Alone	0.2%	0.1%	0.3%
Asian Alone	0.3%	0.3%	0.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.0%	3.2%	3.7%
Two or More Races	1.8%	1.9%	2.2%
Hispanic Origin	80.4%	75.5%	75.6%
Diversity Index	56.0	63.7	64.8
<b>2014 Population by Race/Ethnicity</b>			
Total	11,351	37,354	266,836
White Alone	78.3%	72.0%	70.9%
Black Alone	16.3%	22.3%	22.4%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	0.3%	0.4%	0.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.0%	3.2%	3.8%
Two or More Races	1.9%	2.0%	2.3%
Hispanic Origin	80.4%	75.1%	75.5%
Diversity Index	56.2	64.5	65.2
<b>2019 Population by Race/Ethnicity</b>			
Total	11,728	39,033	280,973
White Alone	78.3%	71.8%	70.8%
Black Alone	16.3%	22.5%	22.4%
American Indian Alone	0.2%	0.2%	0.4%
Asian Alone	0.4%	0.4%	0.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.9%	3.1%	3.6%
Two or More Races	1.9%	1.9%	2.3%
Hispanic Origin	80.8%	75.4%	75.8%
Diversity Index	55.8	64.4	65.0
<b>2010 Population by Relationship and Household Type</b>			
Total	11,264	36,498	258,785
In Households	98.6%	98.7%	97.8%
In Family Households	86.4%	86.0%	84.3%
Householder	23.1%	22.9%	23.1%
Spouse	13.0%	12.2%	12.3%
Child	31.4%	32.5%	31.6%
Other relative	12.0%	11.7%	11.1%
Nonrelative	6.8%	6.6%	6.1%
In Nonfamily Households	12.2%	12.7%	13.5%
In Group Quarters	1.4%	1.3%	2.2%
Institutionalized Population	0.1%	0.6%	1.6%
Noninstitutionalized Population	1.3%	0.7%	0.6%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race / ethnic groups.

*Source: U.S. Census Bureau Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.*

	3 minutes	5 minutes	10 minutes
<b>2014 Population 25+ by Educational Attainment</b>			
Total	8,178	26,113	187,735
Less than 9th Grade	16.1%	18.8%	20.6%
9th - 12th Grade, No Diploma	12.9%	14.9%	14.2%
High School Graduate	35.7%	32.3%	33.7%
GED/Alternative Credential	2.9%	2.4%	2.0%
Some College, No Degree	9.1%	12.0%	10.8%
Associate Degree	9.4%	7.2%	7.1%
Bachelor's Degree	9.9%	9.3%	8.5%
Graduate/Professional Degree	4.1%	3.1%	3.2%
<b>2014 Population 15+ by Marital Status</b>			
Total	9,480	30,832	220,722
Never Married	37.3%	37.7%	37.8%
Married	42.1%	41.6%	41.0%
Widowed	8.6%	8.7%	7.9%
Divorced	11.9%	12.0%	13.3%
<b>2014 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	92.2%	91.6%	89.9%
Civilian Unemployed	7.8%	8.4%	10.1%
<b>2014 Employed Population 16+ by Industry</b>			
Total	4,733	15,391	105,107
Agriculture/Mining	0.3%	0.2%	0.3%
Construction	9.0%	9.7%	9.6%
Manufacturing	8.7%	8.6%	8.2%
Wholesale Trade	2.6%	3.6%	3.8%
Retail Trade	10.3%	11.1%	12.6%
Transportation/Utilities	11.1%	9.8%	8.6%
Information	1.0%	1.0%	1.1%
Finance/Insurance/Real Estate	3.8%	4.2%	4.8%
Services	48.3%	47.5%	48.0%
Public Administration	4.8%	4.3%	3.0%
<b>2014 Employed Population 16+ by Occupation</b>			
Total	4,732	15,392	105,109
White Collar	42.8%	45.5%	42.2%
Management/Business/Financial	8.2%	6.9%	6.7%
Professional	10.3%	11.5%	10.4%
Sales	8.6%	9.5%	10.5%
Administrative Support	15.7%	17.5%	14.6%
Services	24.1%	23.0%	25.7%
Blue Collar	33.1%	31.6%	32.1%
Farming/Forestry/Fishing	0.0%	0.0%	0.2%
Construction/Extraction	7.7%	9.3%	9.5%
Installation/Maintenance/Repair	4.2%	3.8%	3.3%
Production	7.7%	6.9%	7.1%
Transportation/Material Moving	13.4%	11.6%	11.9%

Source: U.S. Census Bureau Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

	3 minutes	5 minutes	10 minutes
<b>2010 Households by Type</b>			
Total	3,570	11,552	85,164
Households with 1 Person	18.8%	21.1%	23.1%
Households with 2+ People	81.2%	78.9%	76.9%
Family Households	73.4%	71.6%	69.9%
Husband-wife Families	41.3%	38.3%	37.3%
With Related Children	19.3%	17.7%	17.1%
Other Family (No Spouse Present)	32.1%	33.4%	32.6%
Other Family with Male Householder	9.6%	9.6%	9.1%
With Related Children	3.9%	4.2%	4.2%
Other Family with Female Householder	22.5%	23.8%	23.5%
With Related Children	12.7%	14.2%	13.9%
Nonfamily Households	7.8%	7.3%	7.0%
All Households with Children	36.9%	37.3%	36.0%
Multigenerational Households	12.2%	12.0%	10.8%
Unmarried Partner Households	9.4%	9.3%	9.1%
Male-female	8.5%	8.5%	8.5%
Same-sex	0.8%	0.7%	0.6%
<b>2010 Households by Size</b>			
Total	3,571	11,553	85,165
1 Person Household	18.8%	21.1%	23.1%
2 Person Household	24.9%	24.1%	25.5%
3 Person Household	21.0%	20.0%	19.3%
4 Person Household	16.3%	15.9%	14.9%
5 Person Household	9.4%	8.8%	8.3%
6 Person Household	4.8%	4.9%	4.4%
7 + Person Household	4.9%	5.2%	4.6%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	3,570	11,552	85,164
Owner Occupied	51.0%	44.4%	38.9%
Owned with a Mortgage/Loan	32.1%	28.9%	25.7%
Owned Free and Clear	18.9%	15.5%	13.2%
Renter Occupied	49.0%	55.6%	61.1%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

*Source: U.S. Census Bureau Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.*



	3 minutes	5 minutes	10 minutes
<b>Census 2010 Summary</b>			
Population	11,264	36,498	258,785
Households	3,570	11,552	85,164
Families	2,621	8,275	59,522
Average Household Size	3.11	3.12	2.97
Owner Occupied Housing Units	1,822	5,128	33,155
Renter Occupied Housing Units	1,748	6,424	52,009
Median Age	41.1	40.0	39.9
<b>2014 Summary</b>			
Population	11,352	37,354	266,836
Households	3,576	11,774	87,484
Families	2,621	8,403	60,830
Average Household Size	3.13	3.13	2.99
Owner Occupied Housing Units	1,661	4,745	30,585
Renter Occupied Housing Units	1,915	7,029	56,899
Median Age	41.9	40.7	40.5
Median Household Income	\$28,806	\$26,912	\$24,717
Average Household Income	\$38,883	\$38,548	\$36,017
<b>2019 Summary</b>			
Population	11,728	39,033	280,974
Households	3,693	12,317	92,310
Families	2,700	8,758	63,899
Average Household Size	3.13	3.13	2.98
Owner Occupied Housing Units	1,706	4,931	31,898
Renter Occupied Housing Units	1,987	7,386	60,412
Median Age	42.1	40.7	40.5
Median Household Income	\$35,684	\$32,333	\$28,068
Average Household Income	\$44,796	\$44,320	\$41,087
<b>Trends: 2014-2019 Annual Rate</b>			
Population	0.65%	0.88%	1.04%
Households	0.65%	0.91%	1.08%
Families	0.60%	0.83%	0.99%
Owner Households	0.54%	0.77%	0.84%
Median Household Income	4.38%	3.74%	2.58%

Source: U.S. Census Bureau Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

2014 Households by Income	3 minutes		5 minutes		10 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	885	24.7%	3,516	29.9%	27,534	31.5%
\$15,000 - \$24,999	710	19.9%	2,013	17.1%	16,512	18.9%
\$25,000 - \$34,999	428	12.0%	1,472	12.5%	12,185	13.9%
\$35,000 - \$49,999	564	15.8%	1,658	14.1%	12,404	14.2%
\$50,000 - \$74,999	626	17.5%	1,740	14.8%	10,055	11.5%
\$75,000 - \$99,999	187	5.2%	676	5.7%	3,976	4.5%
\$100,000 - \$149,999	115	3.2%	467	4.0%	2,993	3.4%
\$150,000 - \$199,999	31	0.9%	121	1.0%	924	1.1%
\$200,000+	30	0.8%	109	0.9%	883	1.0%
Median Household Income	\$28,806		\$26,912		\$24,717	
Average Household Income	\$38,883		\$38,548		\$36,017	
Per Capita Income	\$12,254		\$12,292		\$12,039	
2019 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	884	23.9%	3,538	28.7%	28,596	31.0%
\$15,000 - \$24,999	553	15.0%	1,578	12.8%	13,294	14.4%
\$25,000 - \$34,999	370	10.0%	1,331	10.8%	11,402	12.4%
\$35,000 - \$49,999	609	16.5%	1,845	15.0%	14,277	15.5%
\$50,000 - \$74,999	781	21.1%	2,156	17.5%	12,636	13.7%
\$75,000 - \$99,999	260	7.0%	940	7.6%	5,605	6.1%
\$100,000 - \$149,999	148	4.0%	598	4.9%	3,855	4.2%
\$150,000 - \$199,999	45	1.2%	176	1.4%	1,370	1.5%
\$200,000+	43	1.2%	153	1.2%	1,258	1.4%
Median Household Income	\$35,684		\$32,333		\$28,068	
Average Household Income	\$44,796		\$44,320		\$41,087	
Per Capita Income	\$14,046		\$14,088		\$13,665	

Source: U.S. Census Bureau Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

2010 Population by Age	3 minutes		5 minutes		10 minutes	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	666	5.9%	2,178	6.0%	15,537	6.0%
Age 5 - 9	567	5.0%	2,046	5.6%	14,211	5.5%
Age 10 - 14	608	5.4%	2,152	5.9%	14,533	5.6%
Age 15 - 19	640	5.7%	2,424	6.6%	16,713	6.5%
Age 20 - 24	777	6.9%	2,494	6.8%	18,047	7.0%
Age 25 - 34	1,350	12.0%	4,428	12.1%	32,719	12.6%
Age 35 - 44	1,704	15.1%	5,297	14.5%	36,738	14.2%
Age 45 - 54	1,729	15.4%	5,458	15.0%	38,324	14.8%
Age 55 - 64	1,319	11.7%	3,992	10.9%	28,175	10.9%
Age 65 - 74	1,013	9.0%	3,123	8.6%	22,407	8.7%
Age 75 - 84	670	5.9%	2,186	6.0%	15,808	6.1%
Age 85+	221	2.0%	721	2.0%	5,573	2.2%

2014 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	653	5.8%	2,163	5.8%	15,613	5.9%
Age 5 - 9	623	5.5%	2,206	5.9%	15,697	5.9%
Age 10 - 14	596	5.2%	2,153	5.8%	14,803	5.5%
Age 15 - 19	626	5.5%	2,299	6.2%	15,193	5.7%
Age 20 - 24	678	6.0%	2,419	6.5%	17,795	6.7%
Age 25 - 34	1,489	13.1%	4,874	13.0%	36,294	13.6%
Age 35 - 44	1,545	13.6%	4,856	13.0%	34,633	13.0%
Age 45 - 54	1,769	15.6%	5,703	15.3%	39,743	14.9%
Age 55 - 64	1,446	12.7%	4,545	12.2%	31,647	11.9%
Age 65 - 74	1,005	8.9%	3,153	8.4%	23,256	8.7%
Age 75 - 84	674	5.9%	2,152	5.8%	15,938	6.0%
Age 85+	249	2.2%	830	2.2%	6,224	2.3%

2019 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	703	6.0%	2,347	6.0%	17,033	6.1%
Age 5 - 9	644	5.5%	2,292	5.9%	16,422	5.8%
Age 10 - 14	679	5.8%	2,382	6.1%	16,783	6.0%
Age 15 - 19	659	5.6%	2,413	6.2%	16,185	5.8%
Age 20 - 24	651	5.5%	2,275	5.8%	16,313	5.8%
Age 25 - 34	1,486	12.7%	5,070	13.0%	37,886	13.5%
Age 35 - 44	1,464	12.5%	4,740	12.1%	34,707	12.4%
Age 45 - 54	1,669	14.2%	5,382	13.8%	37,533	13.4%
Age 55 - 64	1,587	13.5%	5,144	13.2%	36,352	12.9%
Age 65 - 74	1,176	10.0%	3,703	9.5%	27,447	9.8%
Age 75 - 84	738	6.3%	2,371	6.1%	17,498	6.2%
Age 85+	274	2.3%	914	2.3%	6,814	2.4%

Source: U.S. Census Bureau Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

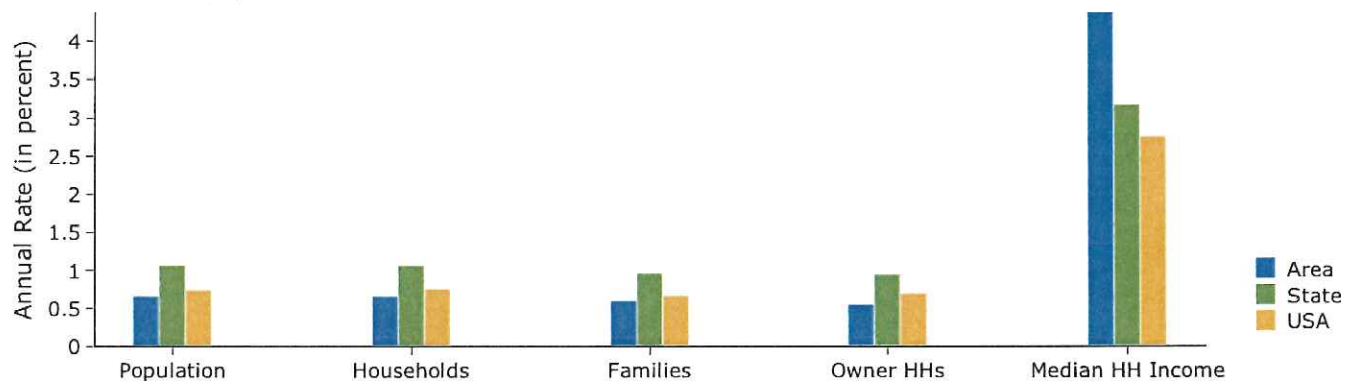


2010 Race and Ethnicity	3 minutes		5 minutes		10 minutes	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,851	78.6%	26,564	72.8%	184,731	71.4%
Black Alone	1,816	16.1%	7,887	21.6%	57,114	22.1%
American Indian Alone	17	0.2%	53	0.1%	659	0.3%
Asian Alone	34	0.3%	116	0.3%	922	0.4%
Pacific Islander Alone	0	0.0%	1	0.0%	21	0.0%
Some Other Race Alone	338	3.0%	1,175	3.2%	9,628	3.7%
Two or More Races	208	1.8%	702	1.9%	5,711	2.2%
Hispanic Origin (Any Race)	9,052	80.4%	27,574	75.5%	195,640	75.6%
2014 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	8,886	78.3%	26,882	72.0%	189,097	70.9%
Black Alone	1,846	16.3%	8,317	22.3%	59,658	22.4%
American Indian Alone	20	0.2%	71	0.2%	868	0.3%
Asian Alone	37	0.3%	132	0.4%	1,063	0.4%
Pacific Islander Alone	0	0.0%	1	0.0%	25	0.0%
Some Other Race Alone	345	3.0%	1,214	3.2%	10,017	3.8%
Two or More Races	217	1.9%	737	2.0%	6,108	2.3%
Hispanic Origin (Any Race)	9,127	80.4%	28,058	75.1%	201,381	75.5%
2019 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	9,186	78.3%	28,033	71.8%	199,020	70.8%
Black Alone	1,911	16.3%	8,776	22.5%	63,051	22.4%
American Indian Alone	24	0.2%	87	0.2%	1,118	0.4%
Asian Alone	42	0.4%	151	0.4%	1,249	0.4%
Pacific Islander Alone	0	0.0%	1	0.0%	32	0.0%
Some Other Race Alone	345	2.9%	1,227	3.1%	10,170	3.6%
Two or More Races	220	1.9%	758	1.9%	6,333	2.3%
Hispanic Origin (Any Race)	9,482	80.8%	29,412	75.4%	213,043	75.8%

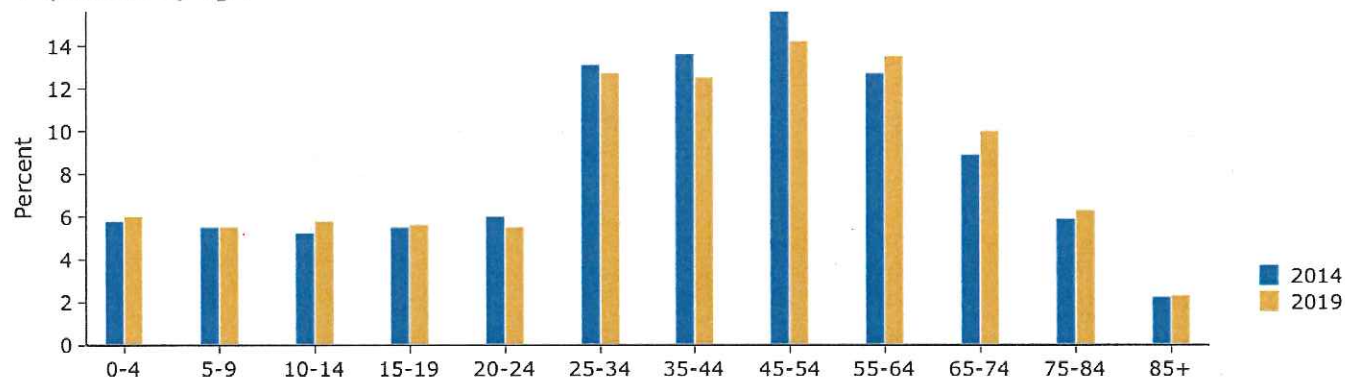
Source: U.S. Census Bureau Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

3 minutes

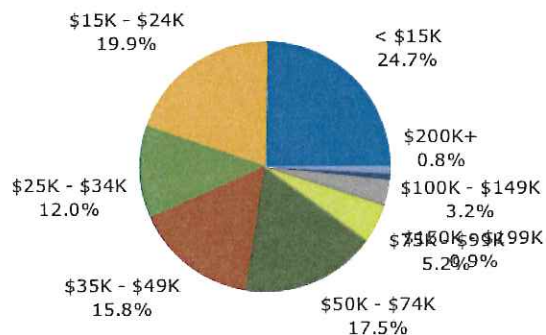
### Trends 2014-2019



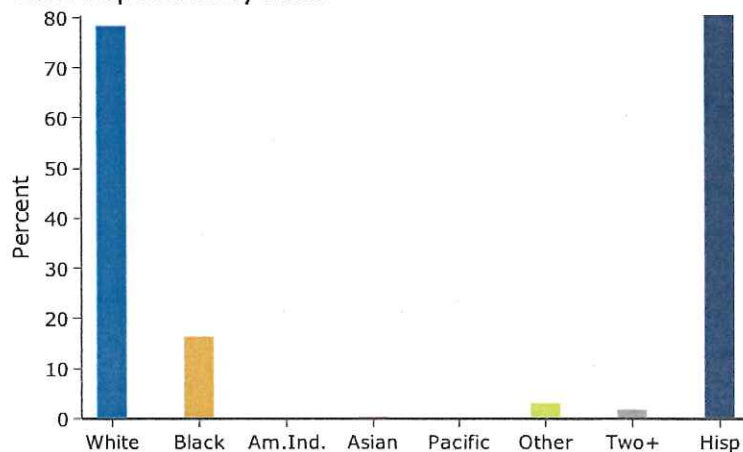
### Population by Age



### 2014 Household Income



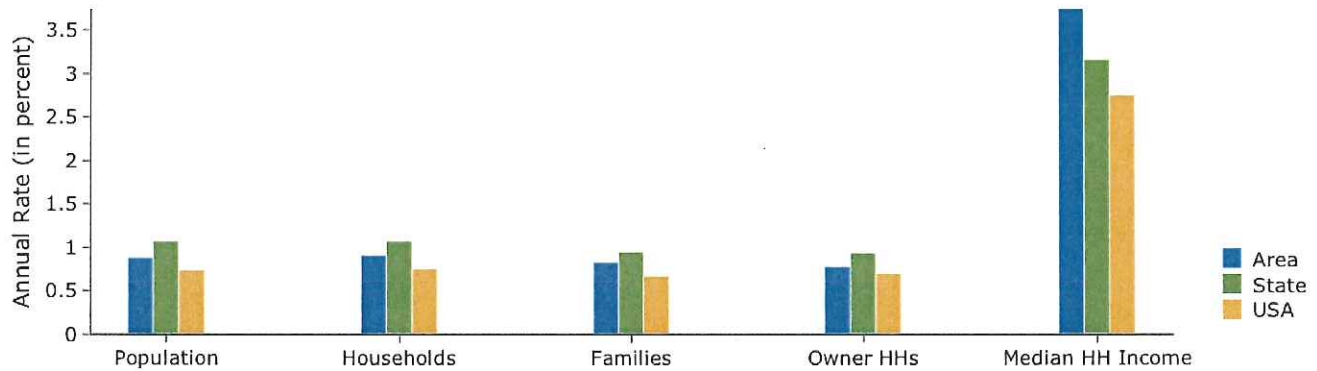
### 2014 Population by Race



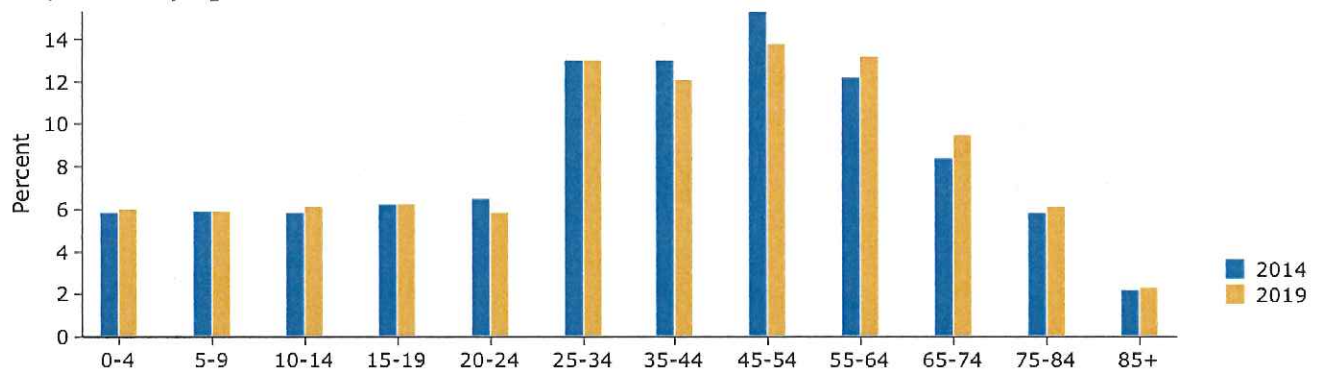
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

## 5 minutes

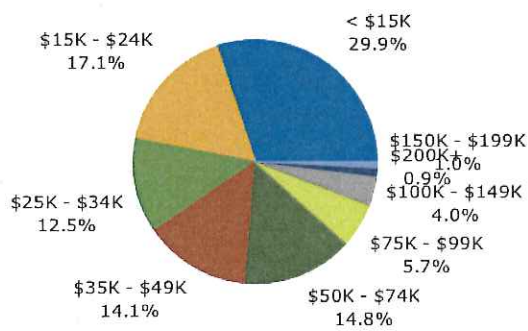
### Trends 2014-2019



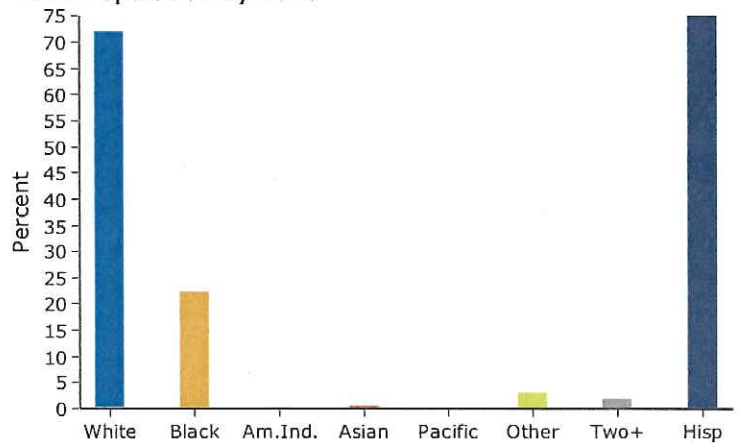
### Population by Age



### 2014 Household Income



### 2014 Population by Race

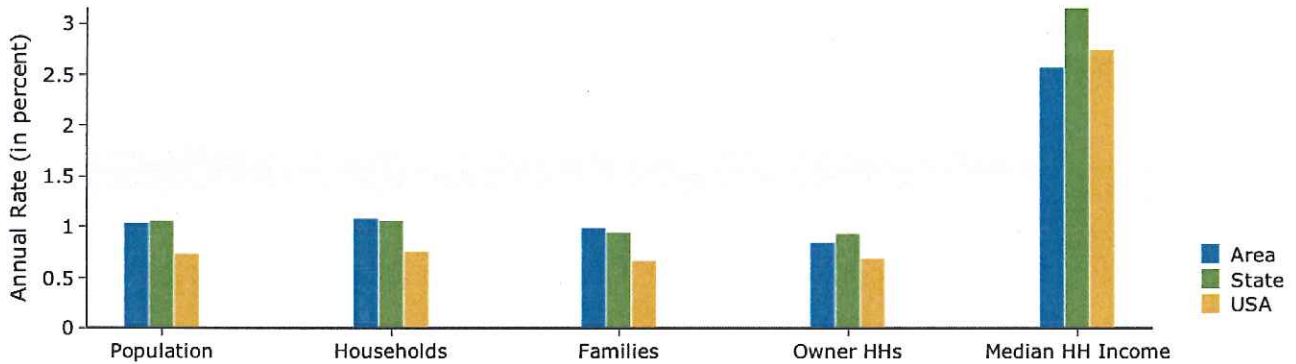


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

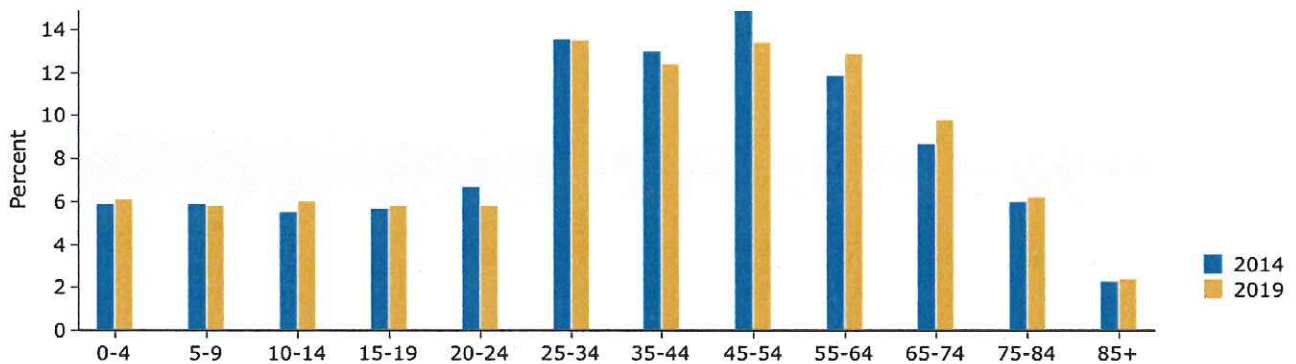


10 minutes

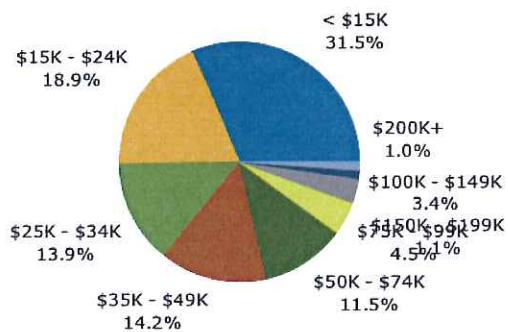
### Trends 2014-2019



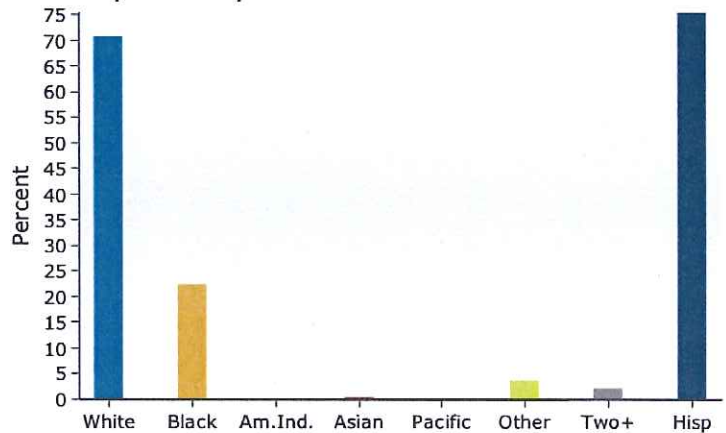
### Population by Age



### 2014 Household Income



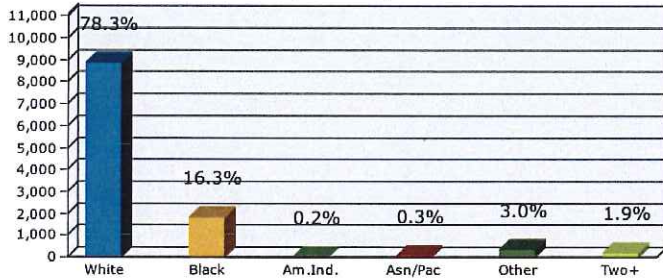
### 2014 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

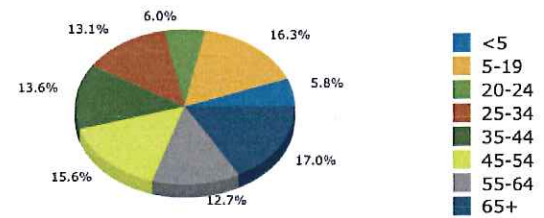
Drive Time: 3 minute radius

2014 Population by Race

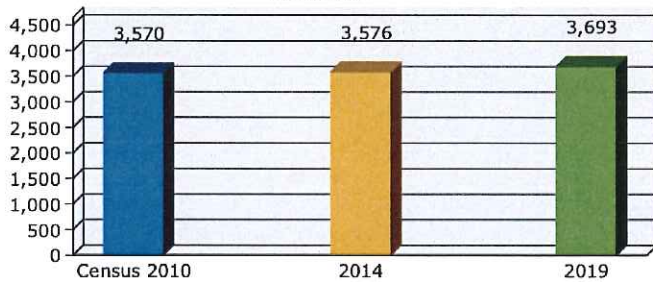


2014 Percent Hispanic Origin: 80.4%

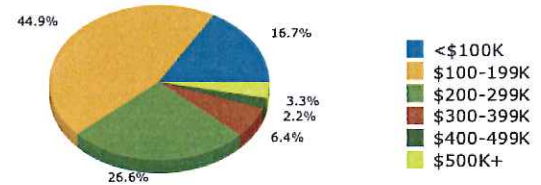
2014 Population by Age



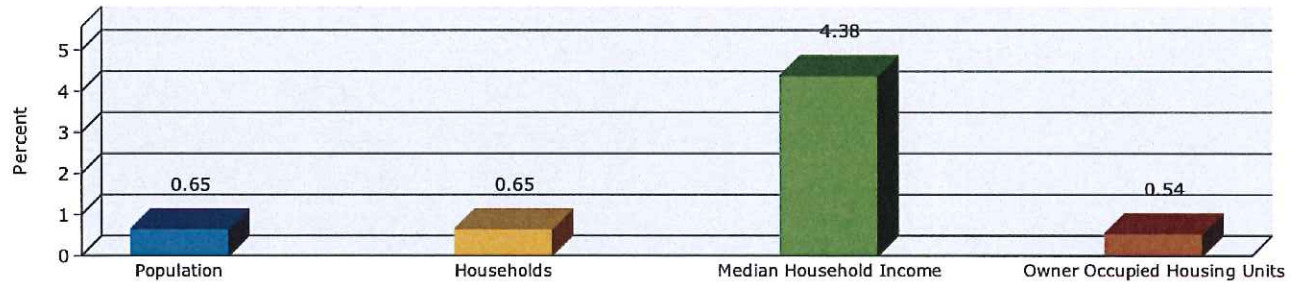
Households



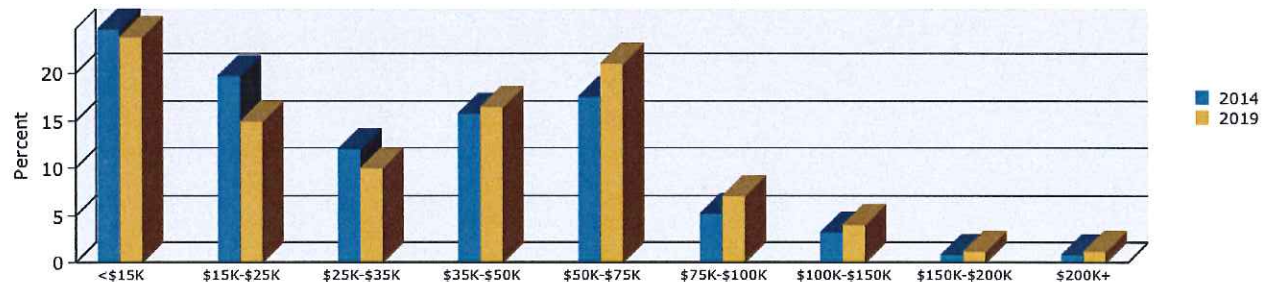
2014 Home Value



2014-2019 Annual Growth Rate

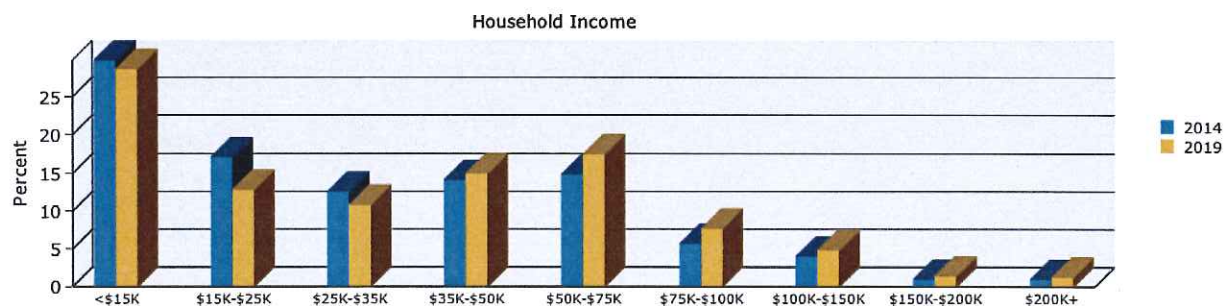
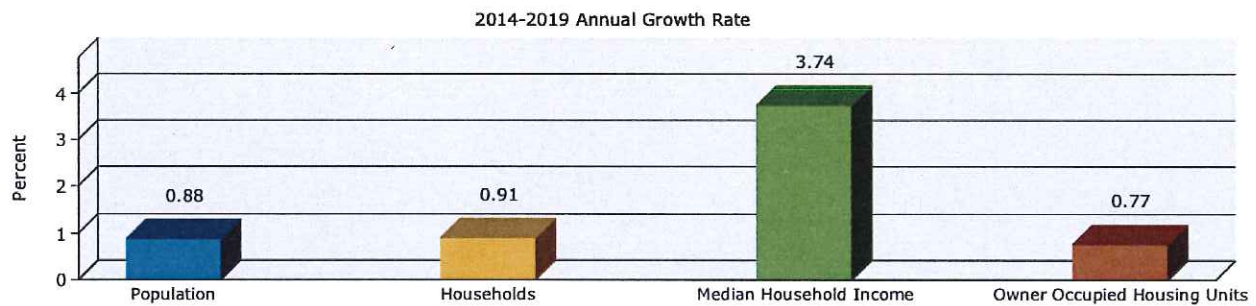
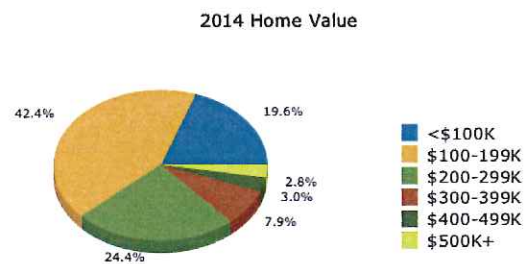
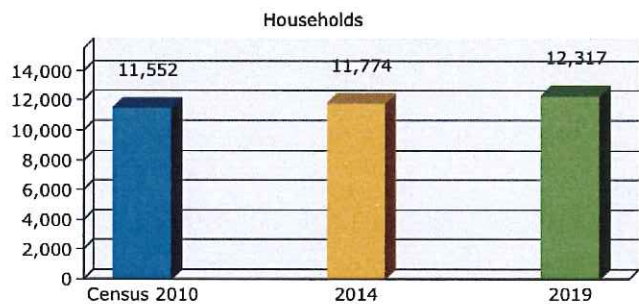
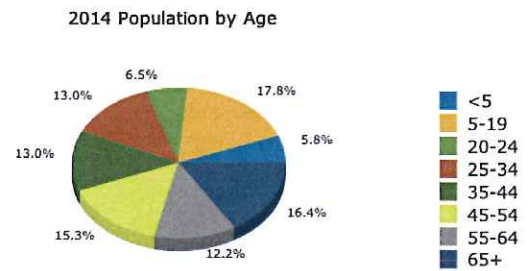
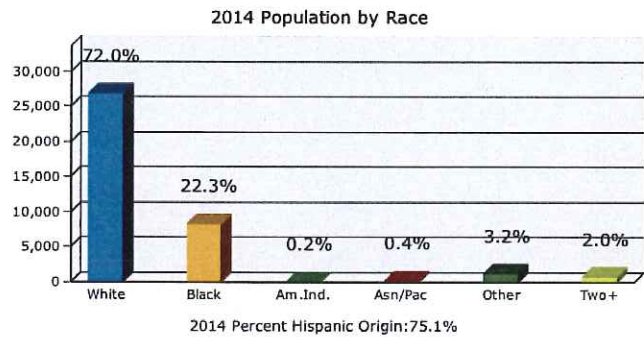


Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

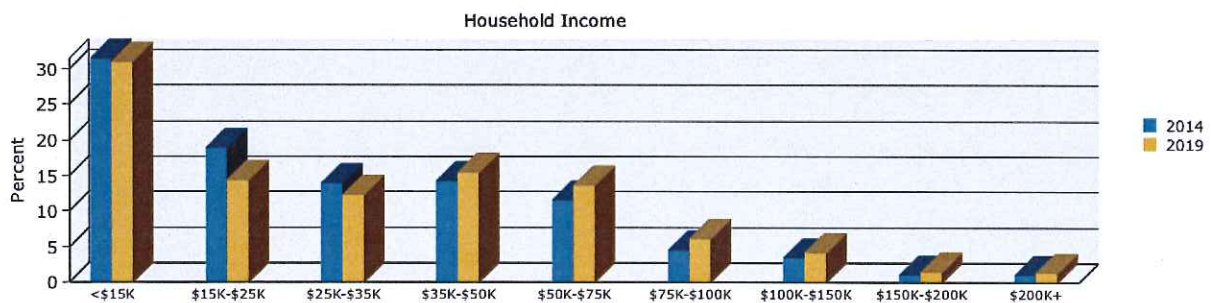
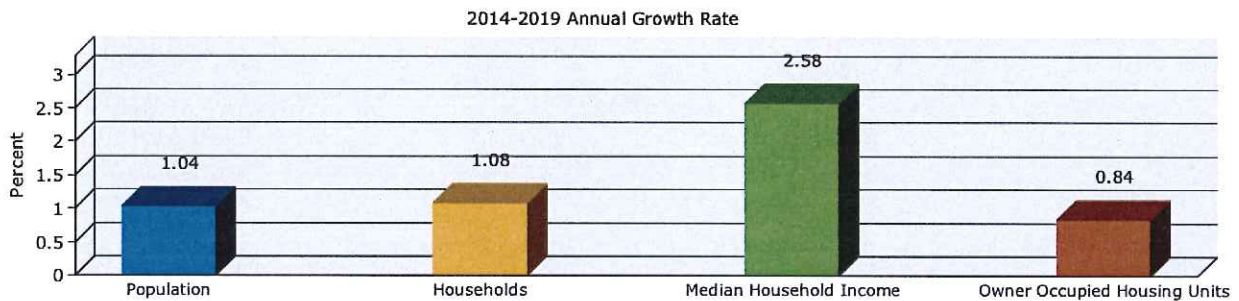
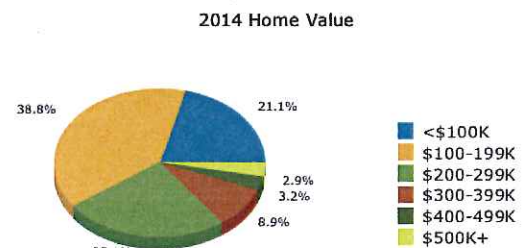
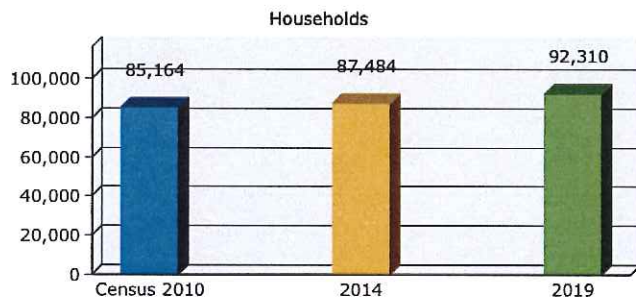
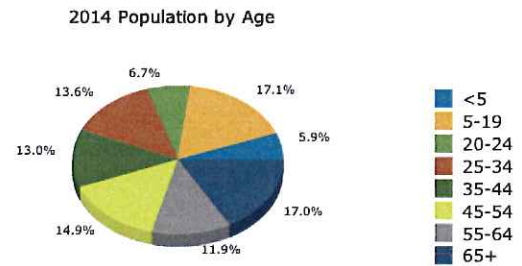
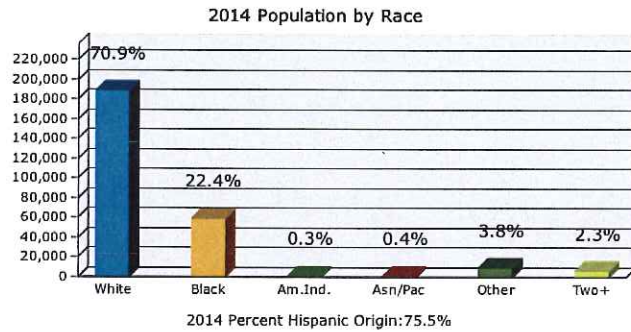
Drive Time: 5 minute radius



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.



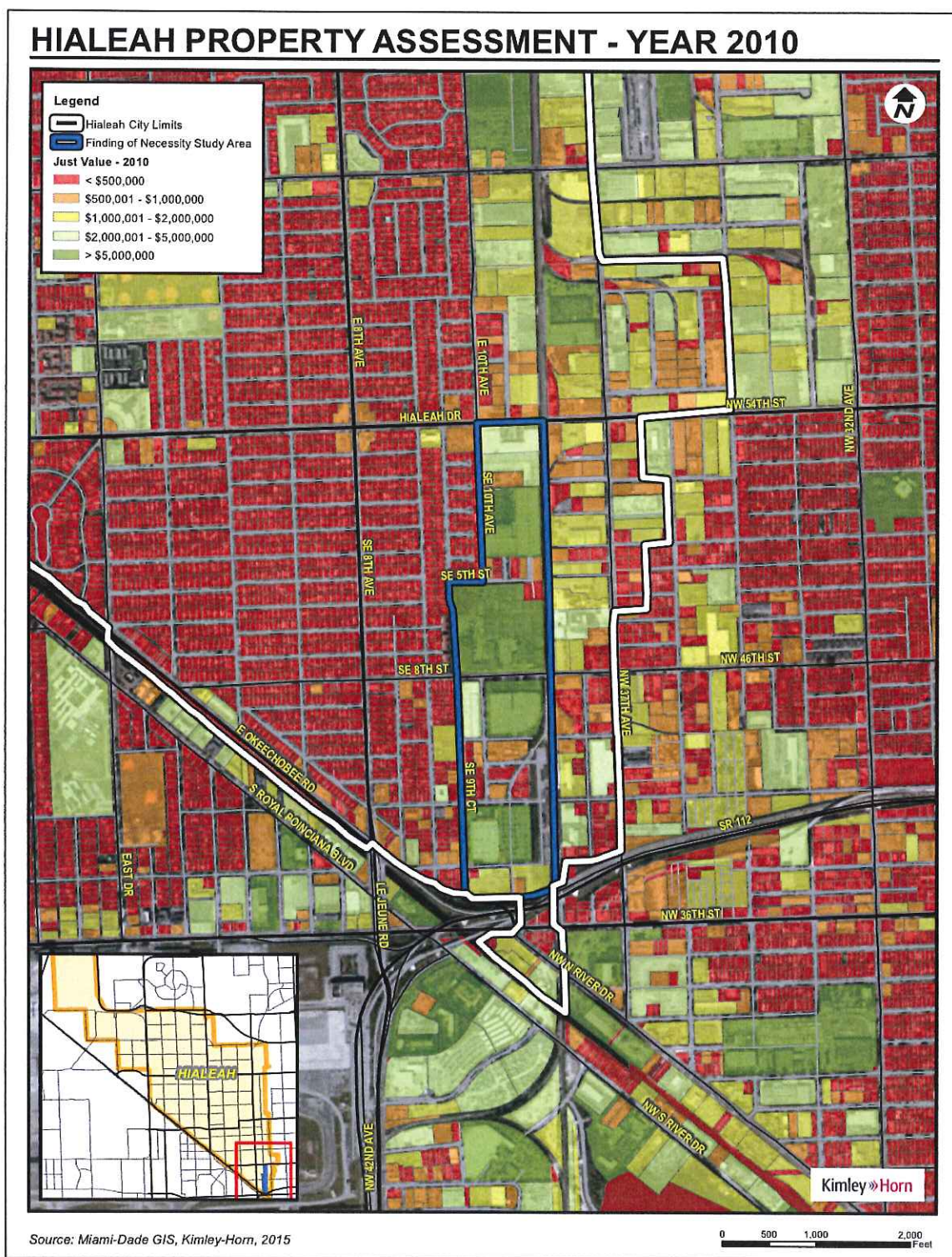
Drive Time: 10 minute radius



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019.

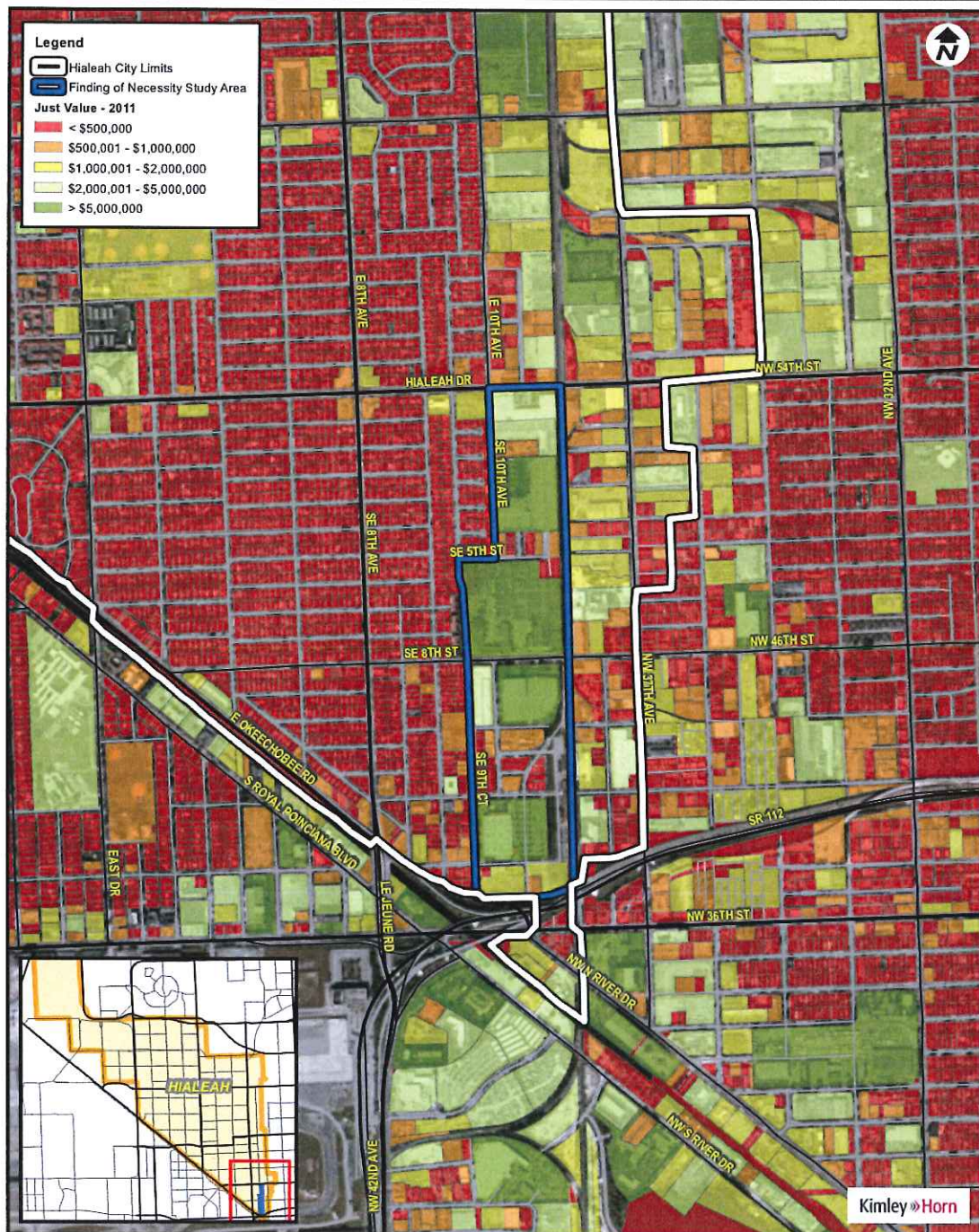


#### D. Just Values for Proposed CRA District 2010-2014



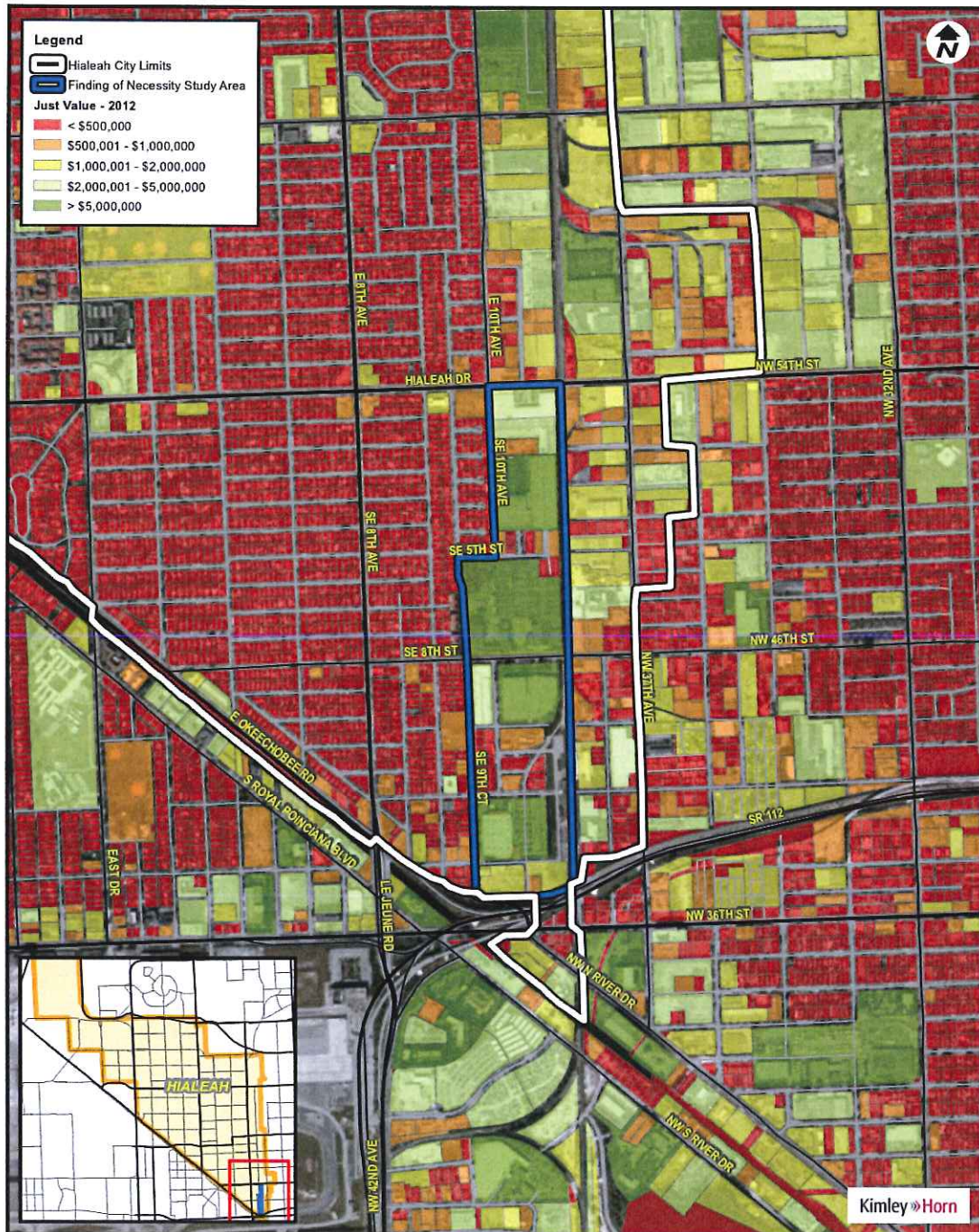


# HIALEAH PROPERTY ASSESSMENT - YEAR 2011





# HIALEAH PROPERTY ASSESSMENT - YEAR 2012



Source: Miami-Dade GIS, Kimley-Horn, 2015

0 500 1,000 2,000 Feet



0 500 1,000 2,000 Fee



[illegible]

A horizontal scale bar with markings at 0, 500, 1,000, and 2,000 feet. The bar is black with white text and a white line indicating the 1,000-foot mark.